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**REPORT**

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**WYLE LABORATORIES  
PHASE I ENVIRONMENTAL  
ASSESSMENT REPORT  
SCIENTIFIC SERVICES  
& SYSTEMS GROUP  
1841 HILLSIDE AVENUE  
NORCO, CALIFORNIA**

**O'Melveny & Myers**

**Newport Beach, California**

**August 1994**



**BLASLAND, BOUCK & LEE, INC.**  
ENGINEERS & SCIENTISTS

**REPORT**

**PHASE I ENVIRONMENTAL ASSESSMENT  
WYLE LABORATORIES  
SCIENTIFIC SERVICES & SYSTEMS GROUP  
1841 HILLSIDE AVENUE  
NORCO, CALIFORNIA**

**O'Melveny & Myers  
610 Newport Center Drive  
Newport Beach, California 92660-6429**

**August 1994**

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September 7, 1994

Mr. Paul Mosley, Esq.  
O'Melveny & Myers  
610 Newport Center Drive  
Newport Beach, California 92660-6429

RE: Phase I Environmental Assessment of Wyle Laboratories, Scientific Services  
& Systems Group, 1841 Hillside Avenue, Norco, California  
BB&L Project Number: 01901.02

Dear Mr. Mosley:

Blasland, Bouck & Lee (BB&L) is pleased to present this report on the above referenced study for your review. If you have any questions or require further clarification, please contact us.

Sincerely,

BLASLAND, BOUCK & LEE, INC.

Anthony F. Severini, R.G., R.E.A.  
Vice President



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## SECTION 1.0 - EXECUTIVE SUMMARY

Blasland, Bouck & Lee, Inc. (BB&L) was retained by O'Melveny & Myers on June 15, 1994 to perform a Phase I Environmental Assessment of Wyle Laboratories, Scientific Services & Systems Group, located at 1841 Hillside Avenue, Norco, California. Wyle Laboratories provides physical testing of a wide variety of parts, subsystems, munitions and ordinance, rocket motors, electronics and other items. The surrounding land use is predominantly residential. The following summarizes our findings:

- Numerous electrical transformers containing cooling oils are located on the property. Based on discussions with Wyle personnel, all Wyle-owned transformers are free of PCBs. According to Wyle Personnel, General Electric (GE) was hired by Wyle some time ago to remove all PCB containing transformers. Some leakage occurred at an unidentified location and soil was placed in drums by GE. Eventually, all drummed soil was transported off site for disposal.
- A large electrical transformer owned by SCE is located just outside building F-7. The transformer was clearly marked as "Non PCB" based on field testing performed on June 3, 1987. The probability that the SCE transformers contain polychlorinated biphenyls (PCBs) is low. Southern California Edison indicated that they will test the transformer for a fee. The SCE transformers should not pose an environmental concern.
- In the amplifier room BB&L observed at least four large capacitors ✓ stored near the roll up door. The potential exists for these capacitors to contain PCBs.
- The historical review performed to date did not reveal obvious environmental concerns relating to past land use on the property itself. Historical photographs indicate the site was undeveloped prior to the construction of the existing facility with the exception of a farm house and small shed. The immediate vicinity was historically associated with large-lot residential development, with many homes having sufficient space for horses or other animals.
- A review of a regulatory agency listings report indicates the Wyle site is the only CERCLIS site identified within a 1/4-mile radius of the site. The facility was listed as "no further remedial action planned". The report was dated December 29, 1988. The Wyle site is also listed as a low priority SCL site with a preliminary assessment required for laboratory waste chemicals, waste oil and mixed oil.

- BB&L contacted the County of Riverside, Hazardous Materials Management Division regarding permits or violations on file for the site. No environmental concerns were noted by the review of these documents.
- No radioactive materials have been used on site. Sealed radioactive sources are brought to the site by clients and client subcontractors to assist in testing of components and parts and are removed from the site upon completion of testing. References to "nuclear testing" are tests of components for use in nuclear facilities.
- Fluorescent light fixtures are located in buildings throughout the facility. Given the age of the facility, the fluorescent fixtures are likely to have ballast that contain PCBs. ✓
- Wyle personnel have used and disposed of chlorinated solvents or other volatile organic compounds (VOCs) at the site. Shop areas and the motor pool are areas where degreasing operations are typically performed. The use of chlorinated solvents is known to have occurred at several locations. Wyle personnel interviewed suspect that solvents may have been used at many locations throughout the site. These solvents include perchloroethene PCE and trichloroethene (TCE).
- The motor pool contains an above-ground, diesel-fuel storage tank, and an underground gasoline storage tank and pump dispenser. The underground-storage tank (UST) is reported to be a permitted, 4000-gallon capacity, single-walled, steel tank. Performance testing is performed annually in order to comply with permit conditions. Wyle personnel did not report any leaks detected. The UST permit is due to expire in two year when all USTs are required to be of dual-wall construction. The service bay area includes a lube pit for servicing vehicles. The concrete floor of the service bay and the walls and floor of the lube pit are heavily stained with oil. A tank-type degreaser partially filled with kerosene is located along the eastern wall of the service bay to clean parts. The concrete immediately beneath and adjacent to the degreaser was stained. Several unlabelled drums were also present.
- Based on this site walk-over, hazardous waste appears to be generated and stored on the subject property. Facility operations were observed by BB&L personnel to require hazardous materials which are also used and stored on the property at the time of the site visit. General housekeeping and maintenance practices throughout the buildings and property generally appeared to be fair although practices involving hydraulic oil usage and containment should be improved.
- Two "scrubbers" were operated at the site to dispose of unused  $N_2O_4$  and hydrazine.  $N_2O_4$  was scrubbed in vertical tanks at the northern end of the area and the resulting fluid was drained to the field at the north end of the ridge. Hydrazine was scrubbed in tanks at the south end of the ridge and the resulting fluid was drained to a field on the south end of ridge. Scrubbing hydrazine involved mixing the fuel with water and chlorine and adjusting the Ph. The details of the  $N_2O_4$  scrubbing process were not available. According to Regional Water

Quality Control Board personnel familiar with the use and scrubbing of hydrazine, the scrubbing and disposal processes are appropriate for  $N_2O_4$  and hydrazine. Residuals of these fuels may exist in the fields.

- At the time of BB&L's visits, six 55-gallon containers of hydrazine were being stored in a locked storage shed (E-4) at the south end of Area E. The special storage drums were grounded for spark protection. A rectangular, covered aboveground tank located to the east of the storage shed was reported to contain a mixture of hydrazine and water.
- The Central Services building is serviced by a septic system. Photographic chemicals may have been washed into a storm drain at the rear of the facility. This drain appears to run beneath the building, southward beneath the building's parking area and discharges to a field across the road. Photographic chemicals may have been disposed of through sink drains that are connected to a septic system.
- Releases of hydraulic oil are known to have occurred in Area F over the years. Released oil would accumulate in below-grade equipment vaults and be pumped out to the ground surface and allowed to drain away. The magnitude (individually or cumulatively) of these leaks and disposal practices are unknown. BB&L observed oil staining on pavement west of F-10 and a heavily oil-stained area of soil on the south side of the main road. All other areas were heavily over grown with vegetation and could not be directly observed. Small hydraulic oil spills that interfered with work were often cleaned up with granular absorbent. The spent absorbent was collected in 55-gallon drums until sufficient absorbent was available to spread on roads for dust suppression. } Probably  
under  
now
- Prior to construction of the McDonnell-Douglas facility the area in the vicinity of K-1 was the facility's dump site. The dump site reportedly contained large quantities of construction debris, vehicles, metal scrap and other materials from site operations. A new dump site exists to the north.
- Lithium batteries were disposed on site. The general location of burial is known. The large, liquid-filled batteries were reportedly drained, flushed and perforated prior to burial. The location of the burial site is reported to be the area north of the intersection of the main road and the road into Area J.
- A circular vault exists northeast of the nuclear coolant testing site. The vault is covered by a make-shift cover of corrugated steel and pipes. The vault extends to a 20 foot depth and contains what appears to be 1-2 inches of accumulated rainwater. Samples of the water indicated the water contains approximately 2.5 parts per million (ppm) of hydrocarbons in the C9 to C40 carbon range. Based on BB&L's understanding of the site operations, the hydrocarbons are probably the result of hydraulic oils in the bottom of the test vault.
- BB&L contacted the South Coast Air Quality Management District (SCAQMD) requesting information regarding air quality permits or

violations pertaining to the subject site. Permits were on file for the gasoline tank and dispenser along with the scrubbers for hydrazine and  $N_2O_4$ .

- BB&L contacted the City of Norco Fire Department requesting information regarding the use of hazardous chemicals and releases of hazardous chemicals on the site. Their records indicate the storage of the numerous hazardous materials on site.
- Buildings at the site were constructed prior to 1980 and there is a high potential for the use of asbestos-containing building materials (ACM). Floor tiles, acoustic ceilings and roofing materials are primary ACM candidates.
- Potential asbestos containing material includes building construction materials, boiler insulation and piping insulation. Boiler locations were easily identified. Construction materials and piping insulation are present throughout the entire facility. Specific building material include nine-inch square vinyl floor tiles and mastic, and acoustical ceiling tiles. Many of these items are becoming friable with age. Boilers and heat exchangers were reportedly insulated by Wyle personnel. Portions of the insulating bricks are visible. Piping insulation on exposed pipe is usually weathered and friable. A detailed sampling survey would be required prior to any major renovation or demolition.

Section 2 of this report presents the assessment procedures used in the environmental property evaluation and a description of the subject property and its environmental setting. Section 3 provides the results of the site historical review including past property usage, aerial photograph and regulatory agency record reviews. The findings of the site reconnaissance are presented in Section 4.



## **SECTION 2.0 - INTRODUCTION**

O'Melveny & Myers retained BB&L on June 15, 1994 to perform a Phase I environmental property evaluation of Wyle Laboratories, Scientific Services & Systems Group (Wyle) located at 1841 Hillside Avenue, Norco, California (Figure 1). The assessment was performed by Peter J. Murphy, Associate Hydrogeologist. Overall project management and project authorization were performed by Anthony F. Severini, Registered Geologist, Registered Environmental Assessor, and Vice President.

### **2.1 Standard Assessment Procedures**

The Phase I environmental assessment scope of work included: a site history survey with review of aerial photographs; a review of an "Environmental Questionnaire and Disclosure Statement" provided by Wyle Laboratories (see Appendix A); a review of a land use study by Hunsaker & Associates dated October 7, 1993 provided by Wyle Laboratories; the notification of various local regulatory agencies, and review of a regulatory agency listings report to determine if past or present activities on or adjacent to the subject property may present environmental concerns; and interviews of site management personnel.

### **2.2 Site Description**

The Wyle facility is a 413-acre site is located in a hilly and relatively undeveloped section of the City of Norco (Figure 1). The site is bound on the north and east by undeveloped areas of Norco, on the northwest and west by developed areas of Norco and on the south by undeveloped areas of Corona. The developed areas of Norco adjacent to the site are residential. Norco High

School is located immediately west of the site across Hillside Drive. A radio tower is located on an unnamed peak north of the site and a water tank is located near by, near the southwest corner of the site. The most recent development adjacent to the site is a newly constructed housing development near the site's southeastern boundary.

### **2.3 Environmental Setting**

The site is located in a westward sloping valley with considerable topographic relief (Figure 1). An intermittent creek is located along the axis of the valley. Wyle personnel report that the stream rarely contains water except during wet periods of the year. The creek has headwaters located about a half mile northeast of the site and exits the site to the southwest. Surface water that originates on the site drains eastward to the Prado Flood Control Basin and the Santa Ana River.

The steep valley slopes and ridges are comprised of various weathered granitic rocks of Mesozoic age. The valley floor and slopes are predominately underlain by coarse to fine sands derived from the weathering and erosion of the granitic bedrock.

According to Riverside County Flood Control District (RCFCD) personnel, historic water-level maps on file at the RCFCD identify this area as underlain by non-water bearing rock. No wells are on record at the RCFCD for the site. Water levels in nearby wells to the west have not been recorded by the RCFCD since the early 1950's. A windmill was reportedly present at the farmhouse south of the facility (Figure 1). BB&L assumes that this well tapped a shallow water-bearing zone; possibly at the interface between bedrock and the alluvium. However, no well construction data or depth to water data are available for this well.

Wyle personnel report that shallow ground water was encountered in several of the deep vaults constructed at the site and recall that the placement of a water tank that was installed below ground for testing purposes was affected by shallow water.

## **SECTION 3.0 - SITE HISTORY**

### **3.1 Previous Ownership and Site Usage**

BB&L interviewed knowledgeable site personnel in an effort to identify past owners or tenants on the property whose historic operations could pose an environmental concern.

Peter Murphy of BB&L met with the following Wyle employees:

- Mr. Jeff Frazier, Director of Norco Operations (12 years with Wyle);
- Jim Foglietta, Manager, Environmental Test (12 years with Wyle);
- Jack Graper, Safety Officer (11 years with Wyle);
- Paul Lipper, Technician (23 years with Wyle); and
- Donald Schattos, Technician (27 years with Wyle).

Mr. Murphy's first visit included 1) a general tour provided by Mr. Frazier; 2) a specific tour of the motor pool, Area E, Area H and Central Services provided by Mr. Lipper, and 3) a specific tour of Area F and Area J provided by Mr. Foglietta and Mr. Graper. Mr. Murphy's second visit included: 1) specific tours of Area I and Area F-5 with Mr. Graper and Mr. Schattos, and 2) inspections of many individual buildings for asbestos containing materials and transformers with Mr. Graper. A copy of an ASTM environmental site assessment transaction screen questionnaire completed by Mr. Murphy is included in Appendix B.

The site was developed by Wyle over the years in accordance with the testing needs of Wyle's defense industry and manufacturing clients. Physical testing of a wide variety of parts, subsystems, munitions and ordinance, rocket motors, electronics and other items has been performed over the years. The exact nature and location of testing that has been performed is not always well defined. Information in the report is based on discussions with employees that have been employed by Wyle Laboratories for as long as 27 years.

In general terms, development of the site began at the western edge of the site and progressed eastward. Test areas at the site are general described by Wyle personnel using letter and number designations. Other facilities are generally given names. These designations are used in this report. A map of the site is included in Figure 2.

Aerial photographs from the years 1949, 1967, 1970, 1975, 1986, 1990, and 1993 were also reviewed at Continental Aerial Photo, Inc. in Los Alamitos, California. Historic aerial photographs were reviewed to determine whether prior land use poses a source for any potential environmental concerns.

In the 1949 photograph the subject property is largely undeveloped. Evidence of the current facility was not observed. Unpaved roads are visible running the length of the canyon. Most of these roads lead to a quarry toward the head of the canyon. Other roads exit the site to the south. In an area immediately south of the current location of the water test unit (Area H), several small structures, roads and a wide heavily trafficked area are present on the northward facing slope south of the creek. A roughly triangular shaped dark area is visible with the apex of the triangular area at small shed and the base of the triangle near the stream. A small circular area is visible to the west of these features. Wyle personnel report that these features are a farm house and associated structures.

In the 1967 photograph, the subject property is highly developed and many of the structures that are currently present on the site are visible in the photograph. The original Administration area is present on the hill at the west end of the site. The Quonset-hut style structure that was used to store hazardous materials and the original environmental test area are visible below the administration building. No evidence of drums are visible in the photograph in the vicinity of the hazardous materials area. Structures associated with Area

E, North and South are visible, including a small circular area on the south slope of Area E South that may be associated with hydrazine scrubbing. A similar feature was not visible on the north slope of Area E North. The central services building is visible in the photograph, although the current administration building (H-1) is not present.

In the 1967 photograph, the dynamic testing buildings F-1, F-2, F-3, F-4, F-6, F-8 and F-9 are visible. Vegetation covers much of the ground in the vicinity of the dynamic testing facilities and evidence of oil staining is not visible. The area between F-1 and F-2 appeared to be heavily trafficked and several mounds may be present. The original building at F-5 and the long, east-west striking berm are present, although the remainder of this environmental testing facility is not present. In the vicinity of the original dump, a large quantity of disposed material is visible and piles of rubble appear to be present along the northward facing slope. Bermed ordinance testing areas (J-1 through J-10) are present for the first time in the south east portion of the site.

The 1970 photograph is a high-altitude photo in which little detail can be seen. Site conditions in this photo appear to be similar to those observed in the 1967 photograph.

In the 1986 photograph, the new environmental test bays are present west of Building F-5. The new administration building (H-1), and the nuclear testing facility south of F-10 are also visible for the first time. Also clearly visible in the 1986 photograph is the large circular asphalt area west of F-5 (see discussion in Section 4).

In the 1990 photograph the McDonnell-Douglas Hydrogen Testing Facility (K-1), the slow cook off area (J-13) and the arena ordinance testing area (J-14) are visible for the first time. The new dump site is visible in its current

location (J-11). Site conditions in the 1993 photograph are the same as those observed in the 1990 photograph.

### **3.2 Adjacent Land Usage**

The Wyle facility has been isolated from adjacent land uses by terrain. Until recently, the ridges that surround the site to the northeast and south have kept development at a distance. Development that has occurred in the vicinity of the site since before 1949 appears to be large-lot residential, with many homes having sufficient space for horses or other animals.

The farm house observed south of the creek in the 1949 photograph, the radio transmitter on the peak to the north, and the water tank located at the southwest corner of the property are the only significant adjacent uses for which information is available.

Vacant land adjacent to the facility is laced by unpaved trails that suggest the area is informally used for recreational purposes. These trails may be used for horseback riding and off-road recreational vehicles.

### **3.3 Regulatory Review**

BB&L retained Vista Environmental Information, Inc., to conduct a search of current regulatory agency listings that provide records on underground tank leaks, non-tank spills of hazardous materials, hazardous waste sites, active and inactive landfills, solid waste transfer stations, and state and federal hazardous waste sites. These regulatory agency listings included; the U.S. Environmental Protection Agency (EPA) National Priority List (NPL) and the Comprehensive Environmental Responsibility, Compensation, and Liability Information System (CERCLIS) listing; the Federal Superfund Liens (Liens) listing; the Hazardous Waste and Substances Sites List (commonly referred to as the "Cortese List")

from the State of California Governor's Office of Planning and Research; California EPA listings; as well as current listings from the State Water Resources Control Board (SWRCB), the Santa Ana Regional Water Quality Control Board (RWQCB), California Waste Management Board (CWMB), and the Riverside County Environmental Health Department data. Additional inquiries were made to local regulatory agencies. Appendix C contains a map displaying the location of identified sites and a description of each. The following is a summary of our findings.

- The EPA National Priority List (NPL) is a listing for hazardous waste generators which are, or are proposed to be, EPA-enforced Superfund sites. NPL sites were not identified within 1-mile of the subject property.
- The EPA list of RCRA Hazardous Waste Treatment, Storage and/or Disposal (RCRA-TSD) facilities was reviewed. RCRA-TSD facilities (including the property) were not identified within a one-mile radius of the property.
- The RCRA Corrective Action Sites List (CORRACTS) is maintained by the EPA and is a database of RCRA facilities undergoing corrective action due to a "corrective action order". Corrective actions may be ordered beyond the facility's boundary and can be required regardless of when the release of hazardous waste occurred, even if it predates RCRA. No CORRACT sites (including the property) were identified within a one-mile radius of the subject property.
- The SPL list is a listing of verified hazardous waste sites that the California Environmental Protection Agency targets for clean-up under the Hazardous Substance Cleanup Bond Act of 1984. The SPL list includes Annual Work Plan (AWP) sites and High Priority Preliminary Environmental Assessments sites. SPL sites (including the property) were not identified within a 1-mile radius of the subject property).
- The Comprehensive Environmental Responsibility, Compensation, and Liability Information System (CERCLIS) is a listing for hazardous waste sites that are not currently under the EPA Hazardous Ranking System for rating the relative severity of a potential threat to the environment and public health. These sites represent environmental concerns from the discharge of hazardous materials by hazardous waste generators, treatment and storage facilities, and hazardous waste disposal sites. The Wyle site is the only CERCLIS within a 1/4-mile radius of the site. The facility was listed as "no further remedial action planned". The report was dated December 29, 1988.

The Norco Battery site is a CERCLIS site located within a 1/2-mile radius of the property. The site is listed as having lead contaminated



soils in excess of 80,000 parts per million (ppm). The soil has been stabilized and is awaiting cement fixation on site. Due to the distance to the Wyle site and that only soil contamination is reported, the Norco Battery site should not pose an environmental concern to the subject property.

- The SCL database was searched. The SCL database consists of CAL-SITES list, formerly Abandoned Site Program Information System. The SCL database contains a list of potential and known hazardous waste sites generated by the EPA Toxic Substances Control Program through information provided by county health agencies, local fire departments, county agricultural commissioners, Department of Fish and Game, the RWQCB, and other local and state agencies. The information concerning most of these sites should be considered preliminary although most confirmed sites from this database are merged into the AWP once they have been hazard ranked. The Wyle site is listed as a low priority site with a preliminary assessment required for laboratory waste chemicals, waste oil and mixed oil.

Additional information was not available on this issue; however, BB&L believes the preliminary assessment request was made by the County of Riverside, Hazardous Materials Management Division with respect to periodic inspections for the handling of hazardous materials. Corrective measures were requested by the County (e.g., better labelling of containers and drums, disposal of empty containers, etc.) and complied with by Wyle to the County's satisfaction. Wyle on-site personnel are unaware of any other requests made by an agency for a preliminary assessment. *date*

- The SWRCB listing of Leaking Underground Storage Tanks (LUST) was searched. No sites, including the subject site, were listed within a 1/2-mile radius of the site.
- The SWLF database was searched. The SWLF database includes records of active and inactive landfills and solid waste transfer stations through the Solid Waste Information System (SWIS). The CWMB maintains an inventory of the solid waste facilities in the state. SWLF sites (including the property) were not identified within a 1/2-mile radius of the subject property.
- The Hazardous Waste Property/Border Zone Property Act (HWP) authorizes the California Department of Toxic Substances Control to enter into voluntary deed restrictions with property owners who propose building specific facilities in a Border Zone. A Border Zone Property is a site which lies within 2,000 feet of a hazardous waste deposit. A hazardous waste deposit is land where hazardous waste has been deposited creating an existing or potential hazard to public health and safety. HWP sites (including the property) were not identified within a 1/2-mile radius of the property.
- The Cortese List is a compilation of information published by the SWQCB, the RWQCB, the CWMB, the CDHS, and Bond Expenditure Plan. Sites identified on the Cortese List are labelled as to the lead regulatory agency involved with the case. Information found in the

Cortese List is then researched to determine the site status using reports from the respective lead agency involved with each site. The Cortese List contained no sites (including the property) within a 1/2-mile radius of the subject property.

- The California Water Quality Control Board, Division of Loans/Grants maintains an inventory of toxic pits in the state. The summary of Toxic Pits Cleanup Facilities (Toxic Pits) database was searched. No Toxic Pits sites (including the property) were identified within a 1/2-mile radius of the property.
- The EPA under SARA Title III established an inventory of toxic chemical emissions from certain facilities known as the Toxic Release Inventory System (TRIS). Facilities subject to this reporting are required to complete a Toxic Chemical Release Form (Form R) for specified chemicals. No TRIS sites (including the property) were identified within 1/4-mile of the subject property.
- The California State Water Regional Control Board maintains an inventory of registered above ground and underground storage tanks (AST/UST). The AST/UST database was searched. The Wyle site is the only site listed within a 1/4-mile radius with registered ASTs/USTs. The Wyle site is listed as having a permitted, steel, 4,000 gallon unleaded gasoline UST.
- The Orange County Health Care Agency maintains an inventory of hazardous materials incidents (UNIQUE CO). This database was searched and no sites were identified within 1/4-mile of the property.
- The Emergency Response Notification System (ERNS) is a database of reported releases of oil and hazardous substances. This database is compiled from spill reports submitted to the EPA, US Coast Guard, National Response Center, and the Department of Transportation. No ERNS sites (including the property) were identified within 1/4-mile of the subject property.
- The EPA list of Resource Conservation and Recovery Act (RCRA) small and large quantity generators and hazardous waste transporters was reviewed. Small quantity generators are those who generate at least 100 kilograms per month (kg/mn) but less than 1,000 kg/mn of non-acute hazardous waste. Large quantity generators are those who generate more than 1,000 kg/mn of non-acute hazardous waste. The Wyle site is the only RCRA site was identified within 1/8-mile of the subject property. The Wyle site is listed as being a small quantity generator with no violations reported. SCG
- BB&L contacted the South Coast Air Quality Management District (SCAQMD) requesting information regarding air quality permits or violations pertaining to the subject site. Permits were on file for the gasoline tank and dispenser along with the scrubbers for hydrazine and N<sub>2</sub>O<sub>4</sub> (see Section 4).
- BB&L contacted the City of Norco Fire Department requesting information regarding the use of hazardous chemicals and releases of

hazardous chemicals on the site. Their records indicate the storage of the following hazardous materials on site: Ruthenium, Aluminum Oxide, Hydrazine, Petroleum Oil, Ethylene Glycol, Hydroquinone, Sodium Hydroxide, Sodium Hydroxymethanesulfonate, Ammonium Thiosulfate, Acetic Acid, Sodium Sulfite, Perchloroethene, Tellus Oil, Liquified Hydrogen, Gaseous Hydrogen, Hexane, Aliphatic Hydrocarbon, Boric Acid, Potassium Hydroxide, Neon, Anhydrous Sodium Thiosulfate, Propane, Liquified Nitrogen, Gaseous Nitrogen, Liquified Carbon Dioxide, Gaseous Carbon Dioxide, Liquified Oxygen, Gaseous Oxygen, Gaseous Helium, Explosives & Munitions (Classes A & B), Radioactive sources, Nitrogen Tetroxide, Tetrachloroethene, Iso-Octane, Benzene, Toluene, Xylene, Kerosene, and Sulfuric Acid.

On September 20, 1991, an explosion resulting from overpressurizing a nitrogen tank caused a leakage of nitrogen gas. Emergency response records were researched back to 1964 and indicate only one spill incident; the records did not describe the nature or extent of the spill, but would most likely involve hydraulic oil. Several incidents involving grass fires resulting from explosive tests have occurred over the past but no environmental contamination was reported.

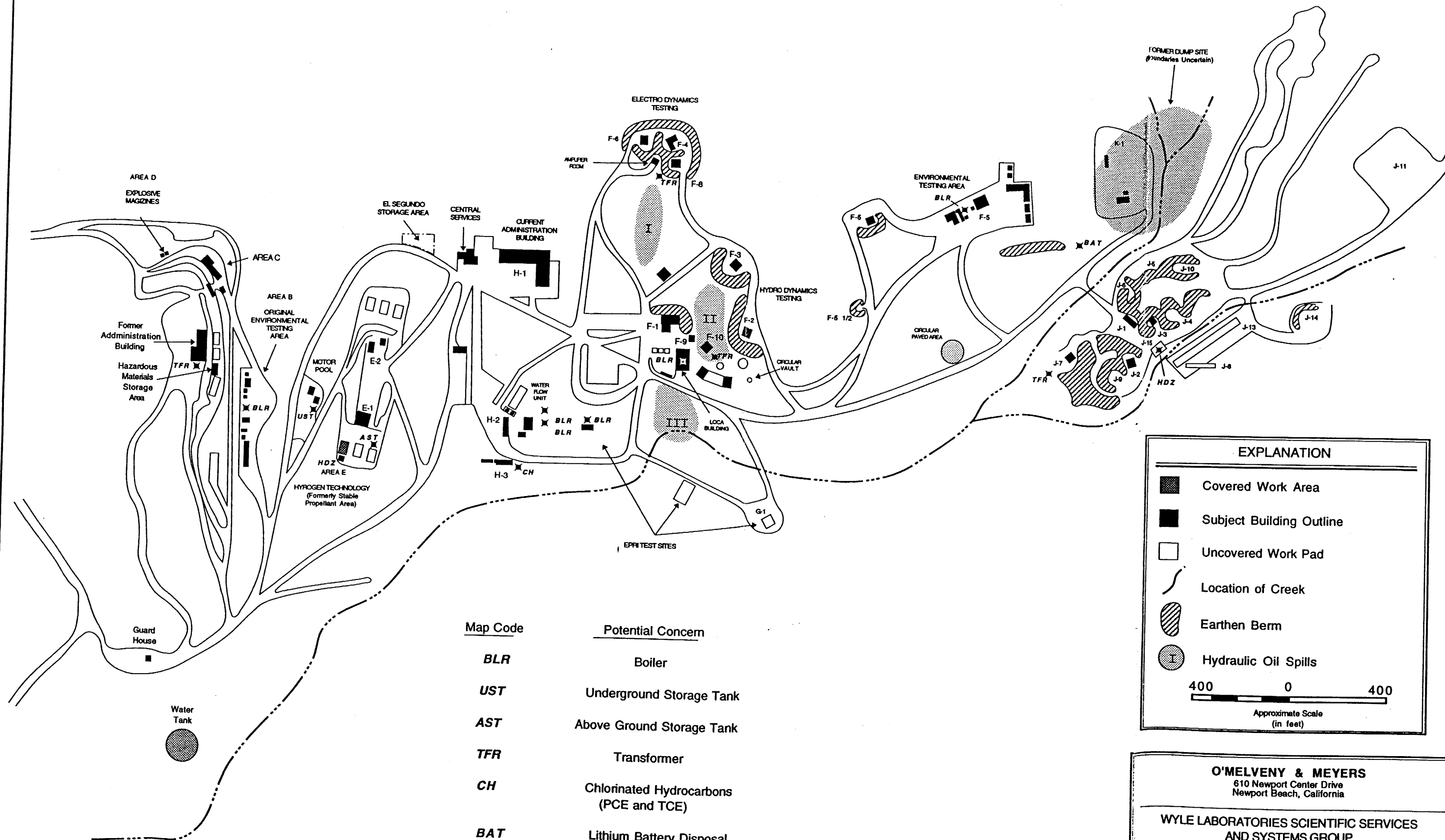
- BB&L contacted the County of Riverside, Hazardous Materials Management Division regarding permits or violations on file for the site. Information on the 4,000 gasoline tank was provided including financial responsibility documentation, tank testing results and inspection reports. Information on the generation and storage of waste, the Risk Management Prevention Program, Emergency Control Plan and Hazardous Chemical Inventory forms were provided including site inspection reports and inquiries from third parties on operations at the Wyle site. No additional environmental concerns were observed by the review of these documents.

### **3.4 Summary of Findings**

Based on the historical review of aerial photographs, the review of state and federal regulatory agency listings, interviews with knowledgeable site personnel, and contacts made with local regulatory agencies, there appear to be environmental concerns associated with the past use of the subject property.

The historical review performed to date did not reveal obvious environmental concerns relating to past land use on the property itself. Historical photographs indicate the site was undeveloped prior to the construction of the existing facility with the exception of a farm house and small shed. The immediate vicinity was historically associated with large-lot residential development, with many homes having sufficient space for horses or other animals.

A review of a regulatory agency listings report and information provided by regulatory agencies indicates that the Wyle property has had previous inspections for hazardous materials and cleanups/removals of waste material have resulted. All situations cited in the records have been remedied to the satisfaction of the local agency with oversight.



## **SECTION 4.0 - SITE RECONNAISSANCE**

### **4.1 Site Inspection**

On June 28, 1994 BB&L personnel performed a site walk-over of the Wyle Laboratories located at 1841 Hillside Avenue, Norco, California (Figure 2). The building and surrounding property were inspected for the storage or use of hazardous materials, the presence of USTs, and other evidence of items which could pose an environmental concern to the subject property.

Peter Murphy of BB&L met with the following Wyle employees:

- Mr. Jeff Frazier, Director of Norco Operations (12 years with Wyle);
- Jim Foglietta, Manager, Environmental Test (12 years with Wyle);
- Jack Graper, Safety Officer (11 years with Wyle);
- Paul Lipper, Technician (23 years with Wyle); and
- Donald Schattos, Technician (27 years with Wyle).

Mr. Murphy's first visit included 1) a general tour provided by Mr. Frazier; 2) a specific tour of the motor pool, Area E, Area H and Central Services provided by Mr. Lipper, and 3) a specific tour of Area F and Area J provided by Mr. Foglietta and Mr. Graper. Mr. Murphy's second visit included: 1) specific tours of Area I and Area F-5 with Mr. Graper and Mr. Schattos, 2) inspections of many individual buildings for asbestos containing materials and transformers with Mr. Graper. Photographs taken during the site inspection are located in Appendix D.

In general, buildings at the site include office space, control rooms, test rooms and test chambers. Workshops, storage areas and explosives magazines are also present on the site. Large-scale testing and outdoor testing of large systems were performed outside of structures. Concrete pads, vaults, and supports are present throughout the site. Large cryogenic tanks are present at many locations. Because the contents of the cryogenic tanks do not pose an environmental concern, individual tanks were not investigated by BB&L. Metal

supports and a variety of tanks and piping are also present. Wyle personnel were quick to observe that while much of the testing was performed within readily identifiable areas of the site, some testing may have been performed in other areas where little if any visible evidence of testing is currently present.

Regardless of their original purpose, many of the buildings are currently used to store equipment, parts or supplies. Due to the large number of buildings present, not all of the buildings could be thoroughly inspected during the site walkover.

Several issues and potential issues can be addressed in general terms. No radioactive materials have been used on site. Sealed radioactive sources are brought to the site by clients and client subcontractors to assist in testing of components and parts and are removed from the site upon completion of testing. References to "nuclear testing" are tests of components for use in nuclear facilities. Buildings at the site were constructed prior to 1980 and there is a high potential for the use of asbestos-containing building materials (ACM). Floor tiles, acoustic ceilings and roofing materials are primary ACM candidates. Additional information on ACM at the facility is provided in Section 5.0. Fluorescent light fixtures are located in buildings throughout the facility. Given the age of the facility, the fluorescent fixtures are likely to have ballast that contain PCBs.

An important but unquantified concern is the use and disposal of chlorinated solvents or other volatile organic compounds (VOCs) at the site. Shop areas and the motor pool are areas where degreasing operations are typically performed. The use of chlorinated solvents is known to have occurred at several locations. Wyle personnel interviewed suspect that solvents may have been used at many locations throughout the site. These solvents include perchloroethene PCE and trichloroethene (TCE).

Areas B, C and D are located on the hill below the original administration area. These areas are the oldest features of the site and site personnel have only partial knowledge of testing performed here.

Area A is the administration area and the hill on which the administration building is located is frequently referred to by Wyle personnel as "A-Hill". A concrete block structure that housed administrative personnel until early 1994 is located at the top of the hill. Drop ceilings and vinyl floor tiles are located in much of the building. Three large transformers owned by Southern California Edison (SCE) are located adjacent to the building to the south. A concrete pad adjoins the administration building to the north. The pad was constructed for testing, but nature of testing is unknown by current personnel.

Area B is currently used for storage and presently consists of a series of concrete slabs. One slab is covered by a Quonset-hut style building that has been used to store hazardous materials during most of the facilities history. The building is open at either end. A concrete berm is present around the perimeter of the building for containment of spills. During BB&L's initial visit, a very limited quantity of hazardous material was stored in the hazardous materials storage area. Two 55-gallon drums of "Tellus Oil 46" manufactured by Shell and seven 1-gallon containers of various chemicals (plate making stop bath, Pakosol, xylenes, Mil Spec paint and paint thinner) were observed. Two trash barrels containing used "pigs" were also present. The floor of the hazardous materials storage area did not appear stained and stains were not observed in the soil around the area. Adjacent slabs were also in good condition. According to Mr. Frazier, a large number of drums containing hydraulic oil were removed from the area about nine months prior to BB&L's visit. The drums were removed at the request of San Bernardino County.



Area C and D are located on the northern end of A Hill. Area C includes a large heat exchanger, associated concrete and steel structures and control room. Area D is currently just beyond the fenced area of the site. Two former explosives magazines are present in the hillside. This portion of the site is currently occupied by cattle.

#### AREA I - ORIGINAL ENVIRONMENTAL TESTING AREA

Area I is the original environmental testing area of the site and includes a variety of test chambers and areas. Only the atmospheric and dust chambers are still in use according to Mr. Schattos. A corrugated steel structure referred to as the Boeing chamber was used to perform testing of rocket motors. Piping entering the northern end of this test chamber is insulated with potentially asbestos containing materials (ACM) that are heavily weathered. A nearby propane-fired boiler that was housed in a plywood structure was observed to be insulated with a similar material. Mr. Schattos remembers installing the equipment early in his 27 year career with Wyle. The boiler is currently unused. A vacuum pump and an open container of vacuum pump oil was observed (pic) near the atmospheric testing chamber. Oil staining was observed in the immediate vicinity of the vacuum pump.

A small hydraulically-driven centrifuge is located below grade in a concrete block vault. The vault was open at the bottom. No obvious oil staining was observed on the floor of the vault.

#### MOTOR POOL AND UNDERGROUND STORAGE TANK

The motor pool is located along the main entry road as it passes between Area I and Area E. The facility consists of two wood frame buildings, an above-ground, diesel-fuel storage tank, and an underground gasoline storage tank and

pump dispenser. One structure is a storage building in which vehicle parts are stored. The control unit for the gasoline underground storage tank monitoring system is also located in the storage building. The second structure is a covered service bay capable of handling two vehicles simultaneously.

The underground-storage tank (UST) is reported to be a 4000-gallon capacity, single-walled, steel tank. The UST was installed in 1981 and permitted for the first time in April 1986. The facility uses an estimated 1,500 gallons of gasoline per month. The volume of gasoline is monitored daily with a Tidel Systems gas tank monitor GMT-1. Performance testing is performed annually in order to comply with permit conditions. An annual test was schedule to be performed the week of BB&L's initial visit. The UST permit is due to expire in two year when all USTs are required to be of dual-wall construction.

The UST vent pipe, fill port, monitor sensor and fuel lines daylight through soil immediately above the tank. Fuel lines are visible in a shallow open trench that is lined with cinder block walls and a concrete bottom. Obvious staining that might indicate spills from overfilling were not visible.

The above-ground storage tank is positioned on a steel frame over concrete containment. Should diesel fuel leak from the tank or be spilled during fueling, the fuel would drain toward a sloped depression in the concrete in front of the tank. A similar sloped depression at the gasoline pump would contain spills that might occur during vehicle fueling.

The service bay area includes a lube pit for servicing vehicles. The concrete floor of the service bay and the walls and floor of the lube pit are heavily stained with oil. Used oil filters are drained into a 55-gallon drum.

A tank-type degreaser partially filled with what appeared to be kerosene is located along the eastern wall of the service bay to clean parts. The concrete immediately beneath and adjacent to the degreaser was stained from drips and

spills. In addition to new and used motor oils, kerosene and transmission fluid are stored in drums in the service bay. Several unlabelled drums were also present.

New and used batteries were stored on the concrete slab near the entrance to the service bay. This storage appeared to be temporary. Concrete beneath the batteries was not etched by acid.

A reconnaissance of exposed soil around the service bay area did not identify areas of staining that might be attributed to causal disposal of oil or other liquids.

#### AREA E

Area E is located on a north-south striking ridge just east of Area A. Rocket fuels were routinely used at this location. These fuels included several forms of hydrazine and  $N_2O_4$  (nitrogen tetroxide). According to Mr. Frazier, two "scrubbers" were operated at the site to dispose of unused fuels.  $N_2O_4$  was scrubbed in vertical tanks at the northern end of the area and the resulting fluid was drained to the field at the north end of the ridge. Hydrazine was scrubbed in tanks at the south end of the ridge and the resulting fluid was drained to a field on the south end of ridge. Scrubbing hydrazine involved mixing it with water and chlorine and adjusting the Ph. The details of the  $N_2O_4$  scrubbing process were not available. According to both Mr. Frazier and Mr. Gaper, Wyle still has permits in place with the AQMD to scrub these substances.

BB&L contacted Mr. Ken Williams, Senior Hydrogeologist and Mr. Cameron Sareni, Chemist, both with the RWQCB, to discuss the scrubbing of the hydrazine and  $N_2O_4$  with respect to environmental concerns to the property. Mr. Williams indicated that the disposal to land of the scrubbed hydrazine and  $N_2O_4$  did not present an environmental concern to the RWQCB provided the scrubbing

process was appropriate for the items of concern. Mr. Sareni indicated that the process described for hydrazine was similar to the chlorination of pool water and was appropriate. Once the scrubbing process is complete, the hydrazine transforms to salty, chlorinated water.  $N_2O_4$  is a form of liquid nitrogen which volatilizes as a harmless gas after scrubbing according to Mr. Sareni.

At the time of BB&L's visits, six 55-gallon containers of hydrazine were being stored in a locked storage shed (E-4) at the south end of Area E. The special storage drums were grounded for spark protection. A rectangular, covered aboveground tank located to the east of the storage shed was reported by Mr. Lipper to contain a mixture of hydrazine and water.

Also located on the southeast end of the ridge were two above-ground storage tanks that appeared to be used for the storage of diesel fuel for an adjacent electrical generator. A 100-gallon (estimated) tank rested close to the ground in a steel containment pan. A 500-gallon (estimated) tank on a stand was also present. The larger tank was not underlain by a containment, although a drip pan was located below the nozzle. Obvious staining was not observed in the vicinity of the tanks.

Building E-1 contains offices and control rooms and is constructed of cinder block and wood. Drop ceilings and 12 inch square floor tiles are located throughout much of the building. Building E-2 is a large test chamber constructed with corrugated steel that is currently used for storage. E-2 was not visited by BB&L during the site inspection. The unlabeled features in Area E that are shown in Figure 2 are either covered work areas or uncovered test pads.

## CENTRAL SERVICES AND CURRENT ADMINISTRATION BUILDING

The Central Services building includes office space, shipping and receiving, machine shop, photographic processing laboratory, print shop and equipment calibration laboratory. The office space included 9-inch square floor tile and drop ceilings. The machine shop appeared to be relatively inactive. Oil staining on the floor suggested normal use of oils in the shop. Active degreasing operations were not present in the shop. Photographic chemicals used at the site are reported to include hypo clarifier, fixer and developer. The building is serviced by a septic system. The printing shop uses various cleaning agents to maintain the presses. Soiled rags that are used to clean the machines are currently stored for pickup and disposal by an outside service. The equipment calibration lab uses small quantities of common oils, paints and other chemicals. Elemental mercury is used in manometers. Approximately two pints of "clean" mercury is stored in two glass flasks in the lab. About an equal amount of mercury contaminated with dirt or other foreign materials is reportedly stored in a separate storage cabinet at the lab. Mercury that is spilled from broken instruments is collected with a small vacuum and placed in the appropriate containers.

At the western end of the building is a covered work area and loading dock. During BB&L's first visit to the site, spent photographic chemicals were being stored at the work area. The drums were labeled as containing hazardous waste but no accumulation date was observed. An open 4-gallon container of 3M liquid lithographic tray developer was observed. Mr. Lipper reported that, during past operations, photographic chemicals may have been washed into a storm drain at the rear of the facility. This drain appears to run beneath the building, southward beneath the building's parking area and discharges to a field across the road. During BB&L's second visit to the site, Mr. Graper suggested

that photographic chemicals may have been disposed of through sink drains that are connected to a septic system.

Adjacent to the work area is a fenced enclosure that is used by the El Segundo facility for temporary storage. Norco personnel do not track the types or condition of items brought to and stored in the enclosure by personnel from Wyle's El Segundo facility. During BB&L's second visit a transformer that appeared to be of the dry type was observed just outside this storage area.

#### AREA F - DYNAMICS AND NUCLEAR ENVIRONMENTAL QUALIFICATION

Hydrodynamic and electrodynamic testing is performed at a series of test bays and control rooms that are collectively referred to as Area F. Test bays are positioned against natural slopes and earthen berms to protect in the event of an explosion. The area drains to the west and southwest.

Hydrodynamic testing is performed at test bays F-1, F-2, F-3, F-9 and F-10. High amplitude low frequency testing is performed with shaker systems that are hydraulically driven. Each test bay has, or shares with an adjacent test bay, a hydraulic system consisting of a hydraulic oil reservoir and pump and associated piping. Oil reservoirs are concrete vaults at and below grade. Hydraulic cylinders used to drive shake platforms are located within below grade concrete vaults. The walls of these vaults are reported to be several feet thick in order to withstand the forces generated by the equipment.

Electrodynamic testing is performed at test bays F-4, F-6 and F-8. Low amplitude, high frequency testing is performed with systems that are electronically driven. The high voltage electrical requirements of these systems are met by power supplied through the amplifier room. This room is located immediately southwest of the test bay cluster. A large electrical transformer is located outside the amplifier room. A cooling tower at the amplifier room

circulates water that appears to contain antifreeze. Testing in the electrodynamics area occasionally requires the use of hydraulic systems. Hydraulic pumps have been used in this area and leaks of hydraulic oil were reported by Wyle personnel.

Staining of concrete and soil in the immediate vicinity of hydraulic equipment was observed at each of the test bays. The amount of staining varied from site to site. BB&L assumes that this local staining is the result of hydraulic oil releases. Wyle personnel refer to the oil by its trade name: Tellus Oil.

Wyle personnel expressed concern over hydraulic oil contamination that has occurred in Area F over the years. Released oil would accumulate in below-grade equipment vaults. If the spill exceed the capacity of the vault, the oil flowed down slope over paved areas and onto exposed soil. In the past, oil that accumulated in the equipment vaults was commonly pumped out to the ground surface and allowed to drain away. The magnitude (individually or cumulatively) of these leaks and disposal practices are unknown.

Drainage from the test bays is toward the creek that is located to the south of the test bays. Wyle personnel reported that the areas shown in Figure 2 are likely to be contaminated with hydraulic oil. When buildings F-9 and F-10 were installed, a drain line was installed beneath the pavement to prevent surface water and released hydraulic oil from draining across the pavement at the new test facilities. BB&L observed oil staining on pavement west of F-10 and a heavily oil-stained area of soil on the south side of the main road. All other areas were heavily over grown with vegetation and could not be directly observed.

Small hydraulic oil spills that interfered with work were often cleaned up with granular absorbent. The spent absorbent was collected in 55-gallon drums

until sufficient absorbent was available to spread on roads for dust suppression. This practice was stopped and similar spills are currently cleaned up with "pigs" that are shipped off site for proper disposal.

Immediately adjacent to the dynamic testing area is a structure referred to as the Loss of Coolant (LOC) building. Equipment in the building includes a boiler that may have ACM insulation. Additives that are used in cooling water tests include caustic potash and sodium thiosulfate. Dry forms of these chemicals are stored in the LOC building.

A main transformer station is present behind building F-10. A description of these transformers and related issues are discussed later this section under the heading of Electrical Transformers.

#### BUILDING F-5 AND ADJACENT ENVIRONMENTAL TEST AREAS

The area in the vicinity of building F-5 is an environmental test area that was constructed to allow explosive devices to be tested at a safe distance from other facility functions. Offices, control rooms and three test bays are located in a cinder block and wood structure. Additional test bays and work areas are located in a corrugated steel building. Hazardous items are tested in four concrete test bays south of the main F-5 buildings.

During BB&L's second visit, a 55-gallon drum of vacuum pump oil was observed on a metal stand at the concrete test bays. The drum was in a horizontal position and had leaked oil from a spigot. The concrete below the spigot was visibly stained, but the stained area did not extend to the adjacent soil. While inspecting aging chambers located north of building F-5, BB&L also observed chemicals improperly stored in a covered area between the chambers. These chemicals were reportedly used to mix simulated sea water and included both solids and liquids. A bottle labelled Sodium Sulfite Hydrous was present



as were several unlabelled bottles. A leaking bottle of unknown liquid had moistened the boxes of solid chemicals. The chemicals were stored on a table or bench and obvious staining was not observed. Immediately west of the aging chambers BB&L observed what was reported to be salt (sodium chloride) that had been exposed to the weather. The bags and cardboard containers had deteriorated and salt was released. Vegetation down slope of the salt was distressed.

To the west of the main building at F-5 were a series of test chambers. Associated equipment adjacent to the chambers included a vacuum pump and boiler. The concrete in the vicinity of the vacuum pump did not appear to stained. Mr. Schattos demonstrated how blow-down water from a boiler at this location was routinely discharged to the adjacent soil.

Mr. Frazier reported that, because of the nature of testing that occurred at the environmental test sites, the potential exists that small quantities of a number of substances may have been spilled or discharged in these areas (i.e. Area I and the area around F-5).

#### AREA H - WATER TESTING AREA AND EPRI TEST SITE

Building H-1 is the current administration office building. The building is of cinder block and wood construction. Apart the general concerns regarding the presence of potential ACM, no environmental concerns were identified at H-1.

Building H-2 contains control and storage rooms. The building is of cinder block and wood construction, with drop ceilings and square floor tile. Air conditioning duct joints along the center line of the building is wrapped with possible ACM. Associated facilities include two large vertical tanks that are used for high volume water testing. A high-volume air compressor was used to

fill one of these tanks with air and leaked considerable oil during testing. Soil between H-2 and the test unit was obviously stained.

Building H-3 was a small machine shop of corrugated steel construction. Mr. Lipper identified an area at the eastern end of this building where TCE and PCE were stored. The area was approximately 50 feet square and was marked by stunted vegetation that may be the result of either the use of hazardous materials or the heavy traffic in the area. Mr. Lipper reported that the area had not been used in recent years. However, a 55-gallon drum of PCE was observed at the site. The drum appeared to be full or close to full of fluid at the time of BB&L's initial visit.

The EPRI test site is located to the east and south of area H and includes a test site referred to as G-1. High temperature steam testing was performed at a series of test facilities. Steam for this testing was provided by a boiler located as shown in Figure 2.

A test chamber building at Area C is constructed of cinder block and wood. This building is currently used for storage.

#### AREA J - DYNAMIC AND FLUID TEST AREA

Area J includes two buildings, several covered test bays, two explosives magazines and a variety of outdoor test sites. Some locations do not contain any structures. Most of the J sites are surrounded by earthen berms for explosion protection. Building J-1, the main structure in this area, was previously used as a control room and is currently used as an office and equipment storage facility for the ordinance disposal group. Building J-1 was not inspected during the site visit. Building J-2 is referred to by Wyle personnel as the MX test building. The building contains a 20-foot deep vault in which a section of the MX missile booster was tested. A hydraulic pump was

previously situated on the north side of building. Wyle personnel report that a mixture of water and oil are present in the bottom of the vault and that water was encountered during construction of the vault.

Site J-3 is a corrugated steel test bay. According to Wyle personnel, oxidizer (nitrogen tetroxide) testing was performed at this location and oxidizer was stored at the adjacent J-4 site. The nature of this testing is unknown. J-3 is currently used to store surplus building materials.

Site J-4 is an open-air site that contains a small centrifuge and J-5 was a former drop-test site. Unspecified vibration testing was performed at J-6. J-7 is an explosives magazine. Arena testing of explosives devices was performed at J-8 and J-14. A large centrifuge and associated control room are located at J-9. A forty foot drop tower is operated at J-10. Site J-15 is a rocket test site that consists of an exposed concrete pad.

Slow cook-off testing is performed at site J-13. At this location, gasoline, diesel fuel and sometimes jet fuels are used to fuel fires under test specimens. A small armored test rack was visible at the time of BB&L's visit. The rack includes a fuel pan onto which fuel is poured. Drips and spills are likely to have occurred at this site, but evidence of large spills were not observed during BB&L's visit. Wyle personnel reported that the burn operation was permitted with the SCAQMD. Five-gallon fuel containers for the test burns were observed in storage in a test bay at building F-5.

Wyle personnel indicated that limited ordinance disposal is performed at the site. Typically, ordinance items that are disposed of on site are explosive test items damaged during testing that can not be safely transported back to the client. Disposal is by detonation, not burial. Ordinance disposal has occurred at J-14 and other areas outside designated test sites. The area east of J-14

and south of the main road to the current scrap yard (J-11) was reportedly used for ordinance disposal.

#### MACDONNELL-DOUGLAS HYDROGEN TEST FACILITY

Area K is a hydrogen testing area that was constructed and operated by MacDonnell-Douglas. Only cryogenic testing was performed at the site. BB&L did not inspect the trailers and test bays at this location.

Prior to construction of the MacDonnell-Douglas facility the area in the vicinity of K-1 was the facility's dump site. The limits of the dump site are undetermined. The dump site reportedly contained large quantities of construction debris, vehicles, metal scrap and other materials from site operations. A new dump site exists to the north.

#### ELECTRICAL TRANSFORMERS

Transformer issues at the site are unclear; however, based on discussions with Wyle personnel all Wyle-owned transformers are free of PCBs. According to Mr. Frazier, General Electric (GE) was hired by Wyle some time ago to remove all PCB containing transformers.

Some leakage occurred at an unidentified location and soil was placed in drums by GE. Most of the affected soil was drummed and transported off site for disposal. However, at least one 55-gallon drum of soil from the GE cleanup was left behind. The drum(s) was (were) discovered last year by Wyle personnel. After unsuccessfully attempting to get GE to retrieve the soil, it was disposed at an off-site location by Wyle. According to Mr. Frailer, a fire in a transformer behind F-10 did not involve PCBs and no cleanup was performed. One of three other transformers on a pole grouping behind building F-1 apparently malfunctioned and was replaced.

Four to six large pad-mounted transformers are currently in service behind F-10. Four of these units and associated electrical equipment were in an unlocked fenced enclosure. Two additional transformers are present just outside the enclosure. Serial numbers were observed on two of the units inside the enclosure (54082-101, 54082-102) and two outside the enclosure (21584 and 73L4218). The remaining two units were in locked cabinets. Two pieces of equipment labeled "oil cut outs" were also present in the fenced enclosure. Immediately outside the fenced enclosure BB&L observed an unused transformer designed to be mounted on a poll that was being stored on a small wooden palate. The unused transformer (6178611) appeared to be in good repair and to have been stored at this location for some time. No oil staining was observed on the transformer or the surrounding soil.

A large electrical transformer owned by SCE is located just outside building F-7. The transformer was clearly marked as "Non PCB" based on field testing performed on June 3, 1987. This transformer was the only liquid filled transformer observed at the site that was clearly marked as not containing PCBs. In the amplifier room BB&L observed at least four large capacitors stored near the roll up door. The potential exists for these capacitors to contain PCBs:

During BB&L's second visit to the Norco facility we observed at least 12 step-down transformers at various buildings. Each transformer was of the box type and ranged in size from 30 to 75 KVA. Several of these transformers were clearly labeled "dry type". Based on their construction BB&L inferred that the remainder were also of the dry type. BB&L was informed that many of the buildings not visited during the second visit also contained one or more similar transformers.

## OTHER MISCELLANEOUS AREAS

### **Lithium Battery Disposal**

Wyle personnel made references to the on-site disposal of lithium batteries. Details regarding the battery disposal were limited and the general location of burial is known. Disposal was reported to have been overseen by the Wyle safety officer at that time, likely over ten years ago. The large, liquid-filled batteries were reportedly drained, flushed and perforated prior to burial. The location of the burial site is reported to be the area north of the intersection of the main road and the road into Area J. Although a report describing the procedures used to prepare the batteries for disposal is believed to exist, a copy has not been located; no further details are currently available.

### **Circular Paved Area**

A paved circular area approximately 100 feet in diameter was observed immediately northwest of the road to F-5. Two pipes exit the center of the circle. Mr. Frazier believed that the paved area was used to perform acoustics testing.

BB&L subcontracted the services of Spectrum Environmental Services, Inc. to perform shallow geophysics to determine whether underground structures or tanks exist in this area. Spectrum concluded that the two pipes were not connected to any underground structure. The pipes run parallel, laterally below the surface a short distance and then are manifolded together. According to on-site Wyle personnel, the pipes were used to funnel away the exhaust from diesel engines being tested for noise output.

### **Circular Vault**

Northeast of the nuclear coolant testing site was a circular vault that was brought to the attention of BB&L by Wyle personnel. The vault is covered by a make-shift cover of corrugated steel and pipes. The vault is known to contain 1-2 inches of liquids but the nature of the liquids were unknown at the time of the inspection. The original purpose of the vault and the subsequent use of vault are also unknown.

BB&L had Wyle personnel remove the steel cover. The depth of the vault was determined to be approximately 20 feet. Samples of the liquids were collected and sent to Del Mar Analytical, a California certified laboratory for analysis following industry standard sampling and chain-of-custody procedures. The samples were analyzed for Volatile Fuel Hydrocarbons (Modified EPA 8015), Extractable Fuel Hydrocarbons (Modified EPA 8015), Total Recoverable Petroleum Hydrocarbons (EPA 418.1), and Volatile Organic Compounds (VOCs) by GC/MS (EPA 8240). The results of the analyses indicated the liquids consisted of water that did not contain detectible levels of VOCs and did contain approximately 2.5 parts per million (ppm) of hydrocarbons in the C9 to C40 carbon range (Appendix E). Based on BB&L's understanding of the site operations, the hydrocarbons are probably the result of hydraulic oils in the bottom of the test vault.

### **ASBESTOS**

During BB&L's inspection of the Wyle facility, the following asbestos related concerns were identified: building construction materials, boiler insulation and piping insulation. Boiler locations were easily identified. Construction materials and piping insulation are present throughout the entire facility.

Most of the buildings at the Wyle facility were constructed prior to 1980 and must be suspected of containing asbestos-containing building materials (ACM). Common building materials that frequently contain asbestos are floor tiles, ceiling tiles, composition roofing materials and mastic. Pipe insulation on heating and air conditioning systems are also frequently found to contain asbestos.

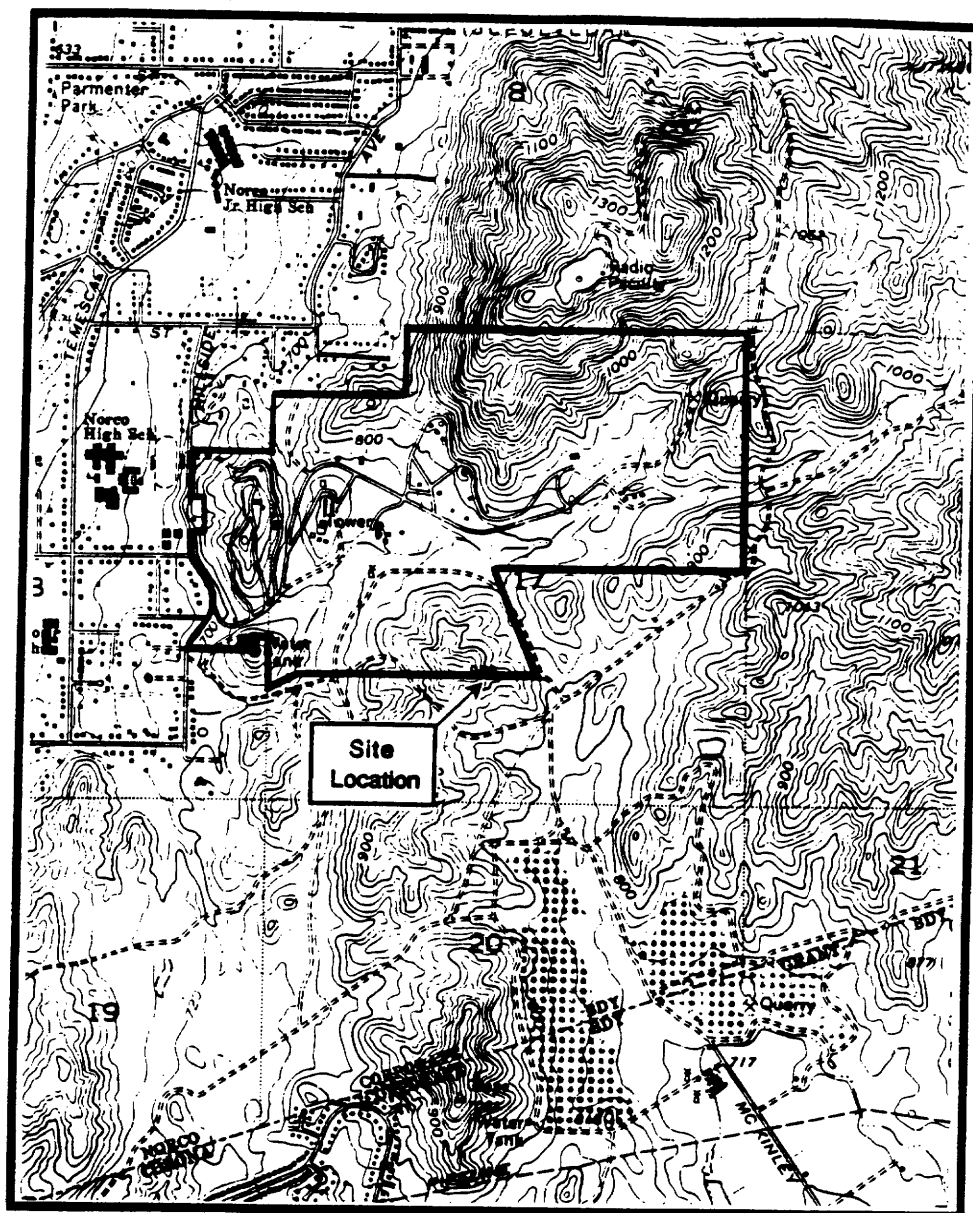
Specific building material concerns that were observed during BB&L's visit include the following items. Nine-inch square vinyl floor tiles are exposed or covered by carpeting throughout much of the central services building and are present in limited areas of the original administration building. Similar tiles are present in the former control rooms and shop areas at Area I, and may be present at Area H and Area F. Acoustical ceiling tiles were observed in a number of buildings. Small square tiles in the control and shop areas of Area I are of particular concern because of their age.

Boilers and heat exchangers are present at the locations shown in Figure 2. The Area I boiler was reportedly insulated by Wyle personnel. While portions of the insulating bricks are visible, the boiler is enclosed in a building and the insulation is non-friable. Piping insulation on the exposed pipe that leads to the adjacent test chamber is weathered and friable. The remaining boilers appeared to be insulated by the manufacture and insulation was not visible. Most of the boilers were shielded from exposure to rain and sun by buildings or roofs.

A large quantity of pipe and pipe insulation is present at the Wyle facility. Wyle personnel reported they believed that much of the insulation is non-asbestos containing. BB&L is uncertain about the extent of asbestos containing pipe insulation at the site. A detailed sampling survey would be required prior to any major renovation or demolition.



## FIGURES



**EXPLANATION**

0 1/2  
MILES

USGS 1:24,000 SCALE  
NORTH CORONA QUADRANGLE  
TOPOGRAPHIC MAP

**O'MELVENY & MYERS**

610 Newport Center Drive  
Newport Beach, California

**WYLE LABORATORIES**

**SCIENTIFIC SERVICES AND SYSTEMS GROUP**

1841 Hillside Avenue  
Norco, California

01901.02

**TOPOGRAPHIC MAP OF  
SITE LOCATION AND VICINITY**

**FIGURE  
1**

## APPENDICES

**APPENDIX A**  
**ENVIRONMENTAL QUESTIONNAIRE AND**  
**DISCLOSURE STATEMENT**

## ENVIRONMENTAL QUESTIONNAIRE AND DISCLOSURE STATEMENT

### A. CURRENT/FORMER USES OF THE PROPERTY

1. Name of current owner(s), occupant(s) and operator(s):  
Wyle Laboratories Scientific Services and Systems Group  
Norco, California facility
2. Description of the property including its physical address or location, and its current use(s), if any. Provide the number and purpose of buildings found on the property:  
1841 Hillside Avenue See Attachment A.2  
Norco, California 91760
3. Is vehicular and equipment maintenance conducted on the property?  
 If so, describe: Routine production machinery maintenance, repair and  
vehicular repair
4. ~~Does the property contain any hazardous materials, waste, or other substances, and any associated contamination?~~
5. Names, addresses, and phone numbers of previous owners, operators or occupants of the property for the past 25 years. Provide dates of ownership, operation, and/or occupancy:  
Wyle Laboratories
6. Describe the uses of the property (including any oil wells or water wells) during the past 25 years. Include the dates of the uses:  
See A.2 above
7. Describe the current and past land uses within 1,000 feet of the property boundary, and the dates of such uses:  
Commercial/Industrial and Residential
8. Provide names, addresses, and telephone numbers of individuals who may be contacted regarding previous uses of the property, if different than the response to Question B.5:  
Wyle Laboratories

Yes ☒ No ☐

### B. ENVIRONMENTAL COMPLIANCE

1. Have there been or are there any pending federal, state and/or local enforcement actions (including notices of violation) involving environmental conditions at the property?  
 If so, explain: \_\_\_\_\_
2. Are there any existing, pending or threatened investigations by any federal, state and/or local authority regarding environmental conditions at the property?  
 If so, explain: \_\_\_\_\_

Yes ☐ No ☒

Yes ☐ No ☒

3. Has the property been or is it subject to any consent decrees or administration orders which pertain to compliance with environmental laws?  
If so, explain: \_\_\_\_\_  
\_\_\_\_\_
- Yes ☒ No
4. Has or is the borrower, or any current or previous owners, operators or occupants of the property, been subject to any consent decrees or administrative orders which pertain to compliance with environmental laws?  
If so, explain: \_\_\_\_\_  
\_\_\_\_\_
- Yes ☒ No
5. If the answers to C.3 and/or C.4 are yes, do the decrees and/or orders provide for a full release from the terms and conditions of the decrees and/or orders upon compliance with applicable environmental laws?  
Explain details: \_\_\_\_\_ Not Applicable \_\_\_\_\_
- Yes ☐ No
6. Has a deed restriction been registered for environmental concerns at the property?  
If so, explain: \_\_\_\_\_  
\_\_\_\_\_
- Yes ☒ No
7. Have there been or are there pending any federal, state or local enforcement actions involving environmental laws against the borrower and current or previous owners, occupants or operators of the property?  
If so, explain: \_\_\_\_\_ Stringfellow Waste Disposal Site -  
\_\_\_\_\_ de minimum generator \_\_\_\_\_
- Yes ☒ No
8. Have there been or are there any citizen suits filed against the current or any previous owners, occupants or operators of the property because of alleged violations of environmental laws or alleging nuisance?  
Have the suits been resolved?  
If so, explain: \_\_\_\_\_  
\_\_\_\_\_
- Yes ☒ No  
Yes ☒ No
9. Have there been or are there any notices of violation involving the property that were sent to the current or any previous owners, occupants or operators of the property under the citizen suit provisions of any environmental law?  
\_\_\_\_\_
- Yes ☒ No
10. Have the current or any previous owners, occupants or operators of the property received any requests for information, notice and demand letters or administrative inquiries from any governmental entity with regard to environmental practices on the property?  
If so, explain: \_\_\_\_\_ Standard audits by Local, State and Federal  
\_\_\_\_\_ Governmental agencies \_\_\_\_\_
- Yes ☒ No
11. Have the current or any previous owners, occupants or operators of the property ever conducted or had conducted an environmental assessment and/or environmental audit on or at the property?  
Except as noted in 10 above  
If so, describe (provide a copy of the assessment/audit report, if available): \_\_\_\_\_  
\_\_\_\_\_
- Yes ☒ No
12. Have the current or any previous owners, occupants or operators of the property maintained all required records under all applicable environmental statutes and regulations?  
\_\_\_\_\_
- Yes ☒ No

13. Have the current or any previous owners, occupants or operators of the property been in full compliance with all environmental permits relating to the property?

☒ Yes ☐ No

If not, explain: \_\_\_\_\_

14. If applicable, have the current or previous owners, occupants or operators of the property been in full compliance with the planning and reporting requirements of the Superfund Amendments and Reauthorization Act of 1986, Title III (Emergency Planning & Community Right-To-Know Act)?

☒ Yes ☐ No

If not, explain: Acting upon verbal recommendations to reduce number of drums of hydraulic fluid

15. Have the current or previous owners, occupants or operators of the property satisfactorily passed all environmental inspections related to the property?

☒ Yes ☐ No

Have all deficiencies discovered in these inspections been corrected?

☒ Yes ☐ No

If not, explain: Not Applicable - See B.14 above

16. ~~Have the current or previous owners, occupants or operators of the property been in full compliance with all environmental permits relating to the property?~~

☐ Yes ☐ No

17. ~~Have the current or previous owners, occupants or operators of the property been in full compliance with the planning and reporting requirements of the Superfund Amendments and Reauthorization Act of 1986, Title III (Emergency Planning & Community Right-To-Know Act)?~~

☐ Yes ☐ No

18. Have there ever been environmentally-related claims made under the insurance policies of the current or previous owners, occupants or operators of the property?

☒ Yes ☐ No

If so, please describe: See B.7 above

### C. FUEL/CHEMICAL STORAGE

1. Are there now or have there ever been above ground or underground storage tanks on the property that were used to hold gasoline, diesel fuel, fuel oil, liquid fertilizer, pesticides, insecticides, herbicides or other chemical or hazardous wastes?

☒ Yes ☐ No

If so, describe the location, the maximum period of on-site storage, substances stored, quantities stored, the capacity of the tank(s), and provide the as-built construction plans detailing the tanks and any subsurface distribution facilities.

4,000 gallon gasoline tank permitted by Department of Health -  
Riverside, California; 24 hour computer system monitor

2. Have the tanks ever been inspected or tested for leakage?

☒ Yes ☐ No

When was the most recent test? 1992

What were the results? Full compliance with California law

If available, provide a copy of the test results.

3. Are there now or have there ever been any pesticides, herbicides, insecticides, liquid fertilizers, organic solvents or other chemicals or hazardous wastes stored on the property in drums or other containers?

☒ Yes ☐ No

If so, describe the maximum period of on-site storage, and the locations, quantities, and specific types of materials stored.

Also see Section E. Small amounts of items used in normal day-to-day laboratory operations such as paint, isopropyl alcohol, miscellaneous water treatment chemicals and biodegradable, low kelating solutions for test article cleaning, and hydraulic oil for test systems are stored for short periods of time in appropriate test/storage areas.

4. Have there been any spills, leaks or other releases of pesticides, insecticides or other chemicals on the property?

Yes ☒ No

If so, describe the chemicals and quantities released, cleanup measures that were taken, and the results of any environmental sampling to measure the extent of contamination. If available, provide reports that document the measures to clean up the property.

Minor incidental spills related to normal production process

5. ~~Are there any spills, leaks or other releases of pesticides, insecticides or other chemicals on the property?~~

6. Have any underground storage tanks or distribution systems ever been removed from the property? When?

Yes ☒ No

If so, provide details of the removal, including reports documenting tank and/or environmental conditions at the time of removal.

#### D. WASTEWATER DISCHARGES

1. List and describe all wastewater discharges originating from the property that could either directly or indirectly enter rivers, lakes, ponds (including holding ponds), dry washes, canals, or septic systems.

None

2. List all sources of wastewater from the property that are discharged to septic systems and/or public sewer systems.

Non-contact cooling water fully permitted by regional authority

3. Has a notice of disposal or discharge, or an application for an aquifer or ground-water protection permit been filed with the appropriate agencies for activities at the property?

Yes ☒ No

If so, describe the source of the discharge for which the permit is sought or notice filed.

Has a permit been granted? (If so, provide a copy.)

Yes ☒ No

4. For each discharge identified in response to questions D.1, D.2, and D.3 above, list their average daily flows (gallons per day).

Less than 10 gallons per day

5. ~~Are there any spills, leaks or other releases of pesticides, insecticides or other chemicals on the property?~~

6. ~~Are there any spills, leaks or other releases of pesticides, insecticides or other chemicals on the property?~~

7. ~~Are there any spills, leaks or other releases of pesticides, insecticides or other chemicals on the property?~~



**E. WASTE DISPOSAL**

1. Describe the types of wastes (other than water described in Part E) generated at the property:  
Chemicals and hydraulic oil. See C.3

2. Describe how and where wastes generated at the property during your period of ownership or occupancy have been or are disposed. If hazardous wastes that are generated on site are disposed of off site, are copies of the completed hazardous waste manifests retained on site by the owner and/or the operator of the property pursuant to applicable law?  
Manifested off-site to recycler

Yes No

3. Have the current or previous owners, occupants or operators of the property, or any other party, ever generated, treated, stored, recycled, transported or disposed of wastes on site? If so, for each type of waste describe the types and quantities of wastes; methods of treatment, storage or disposal; and the locations of these activities on the property.  
See 1 and 2 above

Yes No

4. Have evaporation, irrigation tailwater or storage ponds ever been located on the property? If so, describe the location of all ponds, the types of wastes placed in the ponds, the results of any environmental sampling near the ponds, and the manner in which each pond not currently in use was abandoned. If available, provide reports, including closure reports, documenting the findings of any investigations related to the ponds.  
None

Yes No

5. Have the current or previous owners, occupants or operators of the property ever notified the National Response Center or other governmental agency regarding the release of a hazardous substance into the environment? If so, provide details.

Yes No

6. ~~Attach copies of any waste disposal permits or licenses pertaining to operations on the property.~~

7. Are there or have there ever been any raw chemical, petroleum or waste chemical storage areas on the property? If so, describe the location of all such areas, the types of products or wastes stored in each area, the quantities of products or wastes stored in each area, the storage duration, and the method used to close each area not currently in use. If available, provide reports, including closure reports, documenting any environmental sampling performed.  
See C.3

Yes No

8. Have any of the current or previous owners, occupants or operators of the property applied for or received a hazardous waste treatment, storage or disposal permit (RCRA Part B Permit) from the U.S. Environmental Protection Agency ~~or any other governmental agency?~~  
If so, provide copies of the permit application and permit.

Yes No

Yes ) No

## F. AIR EMISSIONS

1. Describe air emissions from each on-site source of air pollutants, including fuel burning equipment or incinerators (Describe the type of fuel burned).

See attachment F.1

2. Describe the air pollution control equipment used to reduce emissions for each on-site source and provide the as-built drawings of all such equipment.

As described in local regulations for items described in E.J

**3. Are the air emissions monitored?**

Yes ☐ No ☒

If so, indicate the frequency of monitoring and copies of the monitoring reports.

~~XEROGRAPHIC COPY OF DOCUMENT CONTAINS INFORMATION RELATING TO OPERATION OF THE PROPERTY~~

### G. PESTICIDE USE

1. Have pesticides, insecticides, herbicides or other agricultural chemicals ever been used on or applied to the property? Except for infrequent application for rodent, insect control and lawn care. If so, provide details on the types, quantities, time frames for, the locations of the application, and the results of any subsequent soil and/or ground-water testing. If available, provide copies of reports that document the sampling and analyses.

Yes ☒ No ☐

2. Have pesticides, insecticides, herbicides, or other agricultural chemicals been mixed, formulated, rinsed, or disposed of on the property?

Yes ☒ No

If so, describe the locations, type of pesticides or chemicals, and the results of any soil or ground-water analyses performed. If available, provide reports that document the sampling and analyses.

**See G.1 above**

3. What has been and is the method of disposal from empty pesticide, insecticide, herbicide, or other agricultural chemical containers? Provide a description of the disposal method(s) and area(s) where the containers are disposed.

Not Applicable

**H. ASBESTOS**

1. Is there asbestos currently in any of the construction materials contained in any buildings on the property?  
Yes ☐ No ☒
2. If so, has a survey been conducted to assess the type, amount, location, age, and condition of the asbestos? Not Applicable  
If available, provide a copy of the report(s) documenting the surveys.  
Yes ☐ No ☐
3. Have air samples been collected to measure air-borne asbestos concentrations?  
If so, what were the results? Not Applicable  
Yes ☐ No ☐

**I. POLYCHLORINATED BIPHENYLS (PCBs)**

1. Provide an inventory of all electrical equipment (e.g., transformers and capacitors) currently stored or in use on the property.  
Not Available
2. Are PCBs used or have they been used in electrical equipment on the property?  
If so, provide the use, quantity, and concentrations of PCBs used on the property.  
Unknown

The above questions have been completed based upon the present, actual knowledge and general experience of the undersigned at the facility and without the undersigned having undertaken any inquiry or investigation.

Name: \_\_\_\_\_  
Title: \_\_\_\_\_

NORCO  
Attachment A-2

This 400 acre site is dedicated to testing such as solid rocket motor firings, explosive devices, high flow liquid hydrogen, oxygen and nitrogen. During some of the test programs, while the test specimen is subjected to test media, they also may be subjected to vibration, shock and acceleration.

NORCO  
Attachment F-1

Gasoline storage tanks  
Rocket firing  
Ammunition - military items  
Detonation of small arms  
Welding fumes  
Gas fumes testing

**APPENDIX B**

**ASTM ENVIRONMENTAL SITE ASSESSMENT  
TRANSACTION SCREEN QUESTIONNAIRE**



## ENVIRONMENTAL SITE ASSESSMENT TRANSACTION SCREEN QUESTIONNAIRE

This document is an excerpt of E 1528-93: Standard Practice for Environmental Site Assessments: Transaction Screen Process, which is under the jurisdiction of ASTM Committee E-50 on Environmental Assessment and is the direct responsibility of Subcommittee E 50.02 on Commercial Real Estate Transactions. This questionnaire represents only items 5.1 through 6.1

### 5. Introduction to Transaction Screen Questionnaire

**5.1 Process**—The transaction screen process consists of asking questions contained within the transaction screen questionnaire of owners and occupants of the property, observing site conditions at the property with direction provided by the transaction screen questionnaire, and, to the extent reasonably ascertainable, conducting limited research regarding certain government records and certain standard historical sources. The questions asked of owners when conducting site visits are the same questions as those asked of occupants.

**5.2 Guide**—The transaction screen questionnaire is followed by a guide designed to assist the person completing the transaction screen questionnaire. The guide to the transaction screen questionnaire is set out in Sections 7 through 10 of this practice. The guide is divided into three sections: Guide for Owner/Occupant Inquiry, Guide to Site Visit, and Guide to Government Records/Historical Sources Inquiry.

**5.2.1** To assist the user, its employee or agent, or the environmental professional in preparing a report, the guide repeats each of the questions set out in the transaction screen questionnaire in both the guide for owner/occupant inquiry and the guide to site visit. The questions regarding government records/historical sources inquiry are also repeated in the guide to that section.

**5.2.2** The guide also describes the procedures to be followed to determine if reliance upon the information in a prior environmental site assessment is appropriate under this practice.

**5.2.3** A user, his employee or agent, or environmental professional conducting the transaction screen process should not use the transaction screen questionnaire without reference to, or familiarity from prior usage with, the guide.

**5.3 User and Preparer**—The user conducting the transaction screen process is the party seeking to perform appropriate inquiry with respect to the property. The user may delegate the preparation of the transaction screen questionnaire to an employee or agent of the user or may contract with a third party to prepare the questionnaire on behalf of the user. The person preparing the questionnaire is the preparer, who may be either the user or the person to whom the user has delegated the preparation of the transaction screen questionnaire.

**5.4 Exercise of Care**—The preparer conducting the transaction screen process should use good faith efforts in determining answers to the questions set forth in the transaction screen questionnaire. The user should take time and care to check whatever records are in the user's possession. The preparer should ask all persons to whom questions are directed to give answers to the best of the respondent's knowledge. As required by Section 9601(35)(B) of CERCLA, the user or preparer should discuss with a responsible person in authority in the user's organization (if any) any specialized knowledge or experience relating to hazardous substances on the property and the preparer should understand such information.

**5.5 Knowledge**—The owner or occupant of the property to which portions of the transaction screen questionnaire are directed should have sufficient knowledge and experience with respect to the property or in the owner's or occupant's particular business to understand the purpose and use of the transaction screen questionnaire. All answers should be given to the best of the owner's or occupant's actual knowledge.

**5.5.1** While the person conducting the transaction screen process has an obligation to ask the questions set forth in the transaction screen questionnaire, in many instances the parties to whom the questions are addressed will have no obligation to answer them. The user is only required to obtain information to the extent it is reasonably ascertainable.

**5.5.2** If the preparer asks the questions set forth in the transaction screen questionnaire, but does not receive any response or receives partial responses, the questions will be deemed to have been answered provided the questions have been asked, or were attempted to be asked, in person or by telephone and written records have been kept of the person to whom the questions were addressed and their

of E 1528-93 and should not be construed as being the complete standard. It is necessary to refer to the full standard prior to using this questionnaire. COPYRIGHT© 1993 AMERICAN SOCIETY FOR TESTING AND MATERIALS, Philadelphia, PA. PCN: 12-515280-65

responses, or the questions have been asked in writing sent by certified or registered mail, return receipt requested, postage prepaid, or by private, commercial overnight carrier and no responses have been obtained after at least two follow-up telephone calls were made or written request was sent again asking for responses.

**5.5.3** The transaction screen questionnaire and the transaction screen guide sometimes include the phrase "to the best of your knowledge." Use of this phrase shall not be interpreted as imposing a constructive knowledge standard when it is not included or as imposing anything other than an actual knowledge standard for the person answering the questions, regardless of whether it is used. It is sometimes included as an assurance to the person being questioned that he or she is not obligated to search out information he or she does not currently have in order to answer the particular question.

**5.6 Conclusions Regarding Affirmative or Unknown Answers**—If any of the questions set forth in the transaction screen questionnaire are answered in the affirmative, the user must document the reason for the affirmative answer. If any of the questions are not answered or the answer is unknown, the user should document such nonresponse or answer of unknown and evaluate it in light of the other information obtained in the transaction screen process, including, in particular, the site visit and the government records/historical sources inquiry. If the user decides no further inquiry is warranted after receiving no response, an answer of unknown or an affirmative answer, the user must document the reasons for any such conclusion.

**5.6.1** Upon obtaining an affirmative answer, an answer of unknown or no response, the user should first refer to the guide. The guide may provide sufficient explanation to allow a user to conclude that no further inquiry is appropriate with respect to the particular question.

**5.6.2** If the guide to a particular question does not, in itself, permit a user to conclude that no further inquiry is appropriate, then the user should consider other information obtained from the transaction screen process relating to this question. For example, while on the site performing a site visit, a person may find a storage tank on the property and therefore answer Question 10 of the transaction screen questionnaire in the affirmative. However, during or subsequent to the owner/occupant inquiry, the owner may produce evidence that substances now or historically contained in the tank (e.g., water) are not likely to cause contamination.

**5.6.3** If either the guide to the question or other information obtained during the transaction screen process does not permit a user to conclude no further inquiry is appropriate with respect to such question, then the user must determine, in the exercise of the user's reasonable business judgment, based upon the totality of unresolved affirmative answers or answers of unknown received during the transaction screen process, whether further inquiry may be limited to those specific issues identified as of concern or should proceed with the full Phase I Environmental Site Assessment.

**5.7 Presumption**—A presumption exists that further inquiry is necessary if an affirmative answer is given to a question because the answer was unknown or no response was given. In rebutting this presumption, the user should evaluate information obtained from each component of the transaction screen process and consider whether sufficient information has been obtained to conclude that no further inquiry is necessary. The user must determine, in the exercise of the user's reasonable business judgment, the scope of such further inquiry: whether to proceed with a Phase I Environmental Site Assessment prepared in accordance with Practice E 1527 or a lesser inquiry directed at specific issues raised by the questionnaire.

**5.8 Further Inquiry Under Practice E 1527**—Upon completing the transaction screen questionnaire, if the user concludes that a Phase I Environmental Site Assessment is needed, the user should proceed with such inquiry with the advice and guidance of an environmental professional. Such further inquiry should be undertaken in accordance with Practice E 1527.

**5.9 Signature**—The user and the preparer of the transaction screen questionnaire must complete and sign the questionnaire as provided at the end of the questionnaire.

## 6. Transaction Screen Questionnaire

6.1 *Persons to be Questioned*—The following questions should be asked of (1) the current owner of the property, (2) any major occupant of the property or, if the property does not have any major occupants, at least 10% of the occupants of the property, and (3) in addition to the current owner and the occupants identified in (2), any occupant likely to be using, treating, generating, storing or disposing of hazardous substances or petroleum products on or from the property. A major

occupant is any occupant using at least 40% of the leasable area of the property or any anchor tenant when the property is a shopping center. In a multifamily property containing both residential and commercial uses, the preparer does not need to ask questions of the residential occupants. The preparer should ask each person to answer all questions to the best of the respondent's actual knowledge and in good faith. When completing the site visit column, the preparer should be sure to observe the property and any buildings and other structures on the property. The guide provides further details on the appropriate use of this questionnaire.

Description of Site: Address:

WYLE LABORATORIES - Scientific Services and Systems Group  
1841 Hillside Avenue  
Norco, CA 91760

Question	Owner			Occupants (if applicable)			Observed During Site Visit		
1. Is the property or any adjoining property used for an industrial use?	<u>Yes</u>	No	Unk <sup>1</sup>	Yes	No	Unk	Yes	<u>No</u>	Unk
2. To the best of your knowledge, has the property or any adjoining property been used for an industrial use in the past?	<u>Yes</u>	No	Unk	Yes	No	Unk	<u>Yes</u>	No	Unk
3. Is the property or any adjoining property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?	<u>Yes</u>	No	Unk	Yes	No	Unk	<u>Yes</u>	No	Unk
4. To the best of your knowledge, has the property or any adjoining property been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility?	<u>Yes</u>	No	Unk	Yes	No	Unk	<u>Yes</u>	No	Unk
5. Are there currently, or to the best of your knowledge have there been previously, any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of greater than 5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?	<u>Yes</u>	No	Unk	Yes	No	Unk	<u>Yes</u>	No	Unk
6. Are there currently, or to the best of your knowledge have there been previously, any industrial drums (typically 55 gal (208 L)) or sacks of chemicals located on the property or at the facility?	<u>Yes</u>	No	Unk	Yes	No	Unk	<u>Yes</u>	No	Unk
7. Has fill dirt been brought onto the property that originated from a contaminated site or that is of an unknown origin?	Yes	<u>No</u>	Unk	Yes	No	Unk	Yes	<u>No</u>	Unk
8. Are there currently, or to the best of your knowledge have there been previously, any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?	<u>Yes</u>	No	Unk	Yes	No	Unk	Yes	<u>No</u>	Unk
9. Is there currently, or to the best of your knowledge has there been previously, any stained soil on the property?	<u>Yes</u>	No	Unk	Yes	No	Unk	<u>Yes</u>	No	Unk
10. Are there currently, or to the best of your knowledge have there been previously, any registered or unregistered storage tanks (above or underground) located on the property?	<u>Yes</u>	No	Unk	Yes	No	Unk	<u>Yes</u>	No	Unk
11. Are there currently, or to the best of your knowledge have there been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?	<u>Yes</u>	No	Unk	Yes	No	Unk	<u>Yes</u>	No	Unk
12. Are there currently, or to the best of your knowledge have there been previously, any flooring, drains, or walls located within the facility that are stained by substances other than water or are emitting foul odors?	<u>Yes</u>	No	Unk	Yes	No	Unk	<u>Yes</u>	No	Unk

<sup>1</sup>Unk = "unknown" or "no response"

This document is an excerpt of E 1528-93, Standard Practice for Environmental Site Assessments: Transaction Screen Process, which is under the jurisdiction of ASTM Committee E-50 on Environmental Assessment and is the direct responsibility of Subcommittee E 50.02 on Commercial Real Estate Transactions. This questionnaire represents only items 5.1 through 6.1 of E 1528-93 and should not be construed as being the complete standard. It is necessary to refer to the full standard prior to using this questionnaire.



Question	Owner			Occupants (if applicable)			Observed During Site Visit		
13. If the <i>property</i> is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system or has the well been designated as contaminated by any government environmental/health agency?	Yes	No	Unk	Yes	No	Unk	Yes	No	Unk
	N/A								
14. Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> have any knowledge of <i>environmental liens</i> or governmental notification relating to past or recurrent violations of environmental laws with respect to the <i>property</i> or any facility located on the <i>property</i> ?	Yes	<u>No</u>	Unk	Yes	No	Unk	Yes	No	<u>Unk</u>
15. Has the <i>owner</i> or <i>occupant</i> of the <i>property</i> been informed of the past or current existence of <i>hazardous substances</i> or <i>petroleum products</i> or environmental violations with respect to the <i>property</i> or any facility located on the <i>property</i> ?	Yes	No	Unk	Yes	No	Unk	Yes	No	Unk
16. Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> have any knowledge of any <i>environmental site assessment</i> of the <i>property</i> or facility that indicated the presence of <i>hazardous substances</i> or <i>petroleum products</i> on, or contamination of, the <i>property</i> or recommended further assessment of the <i>property</i> ?	Yes	<u>No</u>	Unk	Yes	No	Unk	Yes	No	<u>Unk</u>
	Knows of cleanup needs.								
17. Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any <i>hazardous substance</i> or <i>petroleum products</i> involving the <i>property</i> by any <i>owner</i> or <i>occupant</i> of the <i>property</i> ?	<u>Yes</u>	No	Unk	Yes	No	Unk	Yes	<u>No</u>	Unk
	Springfield								
18. Does the <i>property</i> discharge <i>wastewater</i> on or adjacent to the <i>property</i> other than storm water into a sanitary sewer system?	Yes	<u>No</u>	Unk	Yes	No	Unk	Yes	No	<u>Unk</u>
	Septic								
19. To the best of your knowledge, have any <i>hazardous substances</i> or <i>petroleum products</i> , unidentified waste materials, tires, automotive or industrial batteries or any other waste materials been dumped above grade, buried and/or burned, on the <i>property</i> ?	<u>Yes</u>	No	Unk	Yes	No	Unk	<u>Yes</u>	<u>No</u>	Unk
20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?	<u>Yes</u>	No	Unk	Yes	No	Unk	Yes	<u>No</u>	Unk
	Edison took out PCB transformers. Drum of contaminated dirt								

**Government Records/Historical Sources Inquiry**  
(See guide, Section 10 of ASTM E 1528-93)

21. Do any of the following Federal government record systems list the *property* or any *property* within the circumference of the area noted below:

*National Priorities List (NPL)*—within 1.0 mile (1.6 km)?

Yes No

*CERCLIS List*—within 0.5 mile (0.8 km)?

Yes No

*RCRA TSD Facilities*—within 1.0 mile (1.6 km)?

Yes No

22. Do any of the following state record systems list the *property* or any *property* within the circumference of the area noted below:

List maintained by state environmental agency of *hazardous waste sites* identified for investigation or remediation that is the state agency equivalent to *NPL*—within approximately 1.0 mile (1.6 km)?

Yes No

List maintained by state environmental agency of sites identified for investigation or remediation that is the state equivalent to *CERCLIS* within 0.5 mile (0.8 km)?

Yes No

Leaking Underground Storage Tank (LUST) List—within 0.5 mile (0.8 km)?

Yes No

Solid Waste/Landfill Facilities—within 0.5 mile (0.8 km)?

Yes No

23. Based upon a review of *fire insurance maps* or consultation with the local fire department serving the *property*, all as specified in the guide, are any buildings or other improvements on the *property* or on an *adjoining property* identified as having been used for an industrial use or uses likely to lead to contamination of the *property*?

Yes No N/A

The preparer of the transaction screen questionnaire must complete and sign the following statement.  
(For definition of preparer and user, see 5.3 or 3.3.25 of ASTM E 1528-93.)

This questionnaire was completed by:

Name Peter J. Murphy

Title \_\_\_\_\_

Firm Blasland, Bouck & Lee

Address 8001 Irvine Center Drive Suite 880  
Irvine CA 92718

Phone number (714) 453-0530

Date \_\_\_\_\_

If the preparer is different than the user, complete the following:

Name of user \_\_\_\_\_

User's address \_\_\_\_\_

User's phone number \_\_\_\_\_

Preparer's relationship to site \_\_\_\_\_

Preparer's relationship to user \_\_\_\_\_  
(for example, principal, employee, agent, consultant)

Copies of the completed questionnaire have  
been filed at:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Copies of the completed questionnaire have  
been mailed or delivered to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Preparer represents that to the best of the preparer's knowledge the above statements and facts are true and correct and to the best of the preparer's actual knowledge, no material facts have been suppressed or misstated.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

This document is an excerpt of E 1528-93, Standard Practice for Environmental Site Assessments: Transaction Screen Process, which is under the jurisdiction of ASTM Committee E-50 on Environmental Assessment and is the direct responsibility of Subcommittee E-50.02 on Commercial Real Estate Transactions. This questionnaire represents only items 5.1 through 6.1 of E 1528-93 and should not be construed as being the complete standard. It is necessary to refer to the full standard prior to using this questionnaire.



**APPENDIX C**  
**VISTA ENVIRONMENTAL INFORMATION**  
**REPORT**

# SITE ASSESSMENT REPORT

PROPERTY INFORMATION	CLIENT INFORMATION
Project Name/Ref #: 6 PROPERTIES WYLE LABORATORIES 1841 HILLSIDE AVE NORCO, CA 91760 Latitude/Longitude: ( 33.909019, 117.542651 )	TONI SEVERINI BLASLAND BOUCK LEE-IRVINE 8001 IRVINE CENTER DR STE 880 IRVINE, CA 92718

Environmental Risk Distribution Summary			within 1/8 mile	1/8 to 1/4 mile	1/4 to 1/2 mile	1/2 to 1 mile
Agency / Database - Type of Records						
<b>A) RISK SITES searched to 1 mile:</b>						
US EPA	NPL	Sites designated for Superfund cleanup by the US EPA	0	0	0	0
US EPA	TSD	Facilities that treat, store and/or dispose of hazardous waste	0	0	0	0
US EPA	CORRACTS	Facilities under RCRA Corrective actions	0	0	0	0
STATE	SPL	Sites prioritized by the State for cleanup	0	0	0	0
<b>B) RISK SITES searched to 1/2 mile:</b>						
US EPA	CERCLIS	Sites under review by the US EPA	1	0	1	-
STATE	SCL	Sites under review by the State	1	0	0	-
STATE/REG/CO	LUST	Sites with leaking underground storage tanks	0	0	0	-
STATE/REG/CO	SWLF	Sites permitted as solid waste landfills, incinerators, or transfer stations	0	0	0	-
STATE	BRDR ZONE	Sites with deed restrictions	0	0	0	-
REGIONAL	SOUTH BAY	Sites on South Bay toxic list	N/A	N/A	N/A	-
STATE	CORTESE	Sites on state index of properties with hazardous waste	0	0	0	-
STATE	TOXIC PITS	Toxic Pits cleanup facilities	0	0	0	-



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within 18  
miles...

1/8 to:  
1/4 mile

**1/4 to  
1/2 mile**

1/2 to  
1 mile

**C) RISK SITES searched to 1/4 mile:**

US EPA	TRIS	Facilities with toxic chemical releases, and inventories
STATE	UST/AST	Sites with registered underground or aboveground storage tanks
COUNTY	UNIQUE CO	Sites listed on unique county databases
COUNTY	HE17	Sites on San Diego County index of properties with hazardous waste

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N/A

N/A

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US EPA	ERNS	Sites with previous hazardous materials spills
US EPA	GNRTR	Sites that generate large or small quantities of hazardous waste

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## LIMITATION OF LIABILITY

**CUSTOMER PROCEEDS AT HIS OWN RISK** in choosing to rely on VISTA services, in whole or in part, prior to proceeding with any transaction. VISTA cannot be an insurer of the accuracy of the information, errors occurring in conversion of data, or for customer's use of data. VISTA and its affiliated companies, officers, agents, employees and independent contractors cannot be held liable for accuracy, storage, delivery, loss or expense suffered by customer resulting directly or indirectly from any information provided by VISTA.



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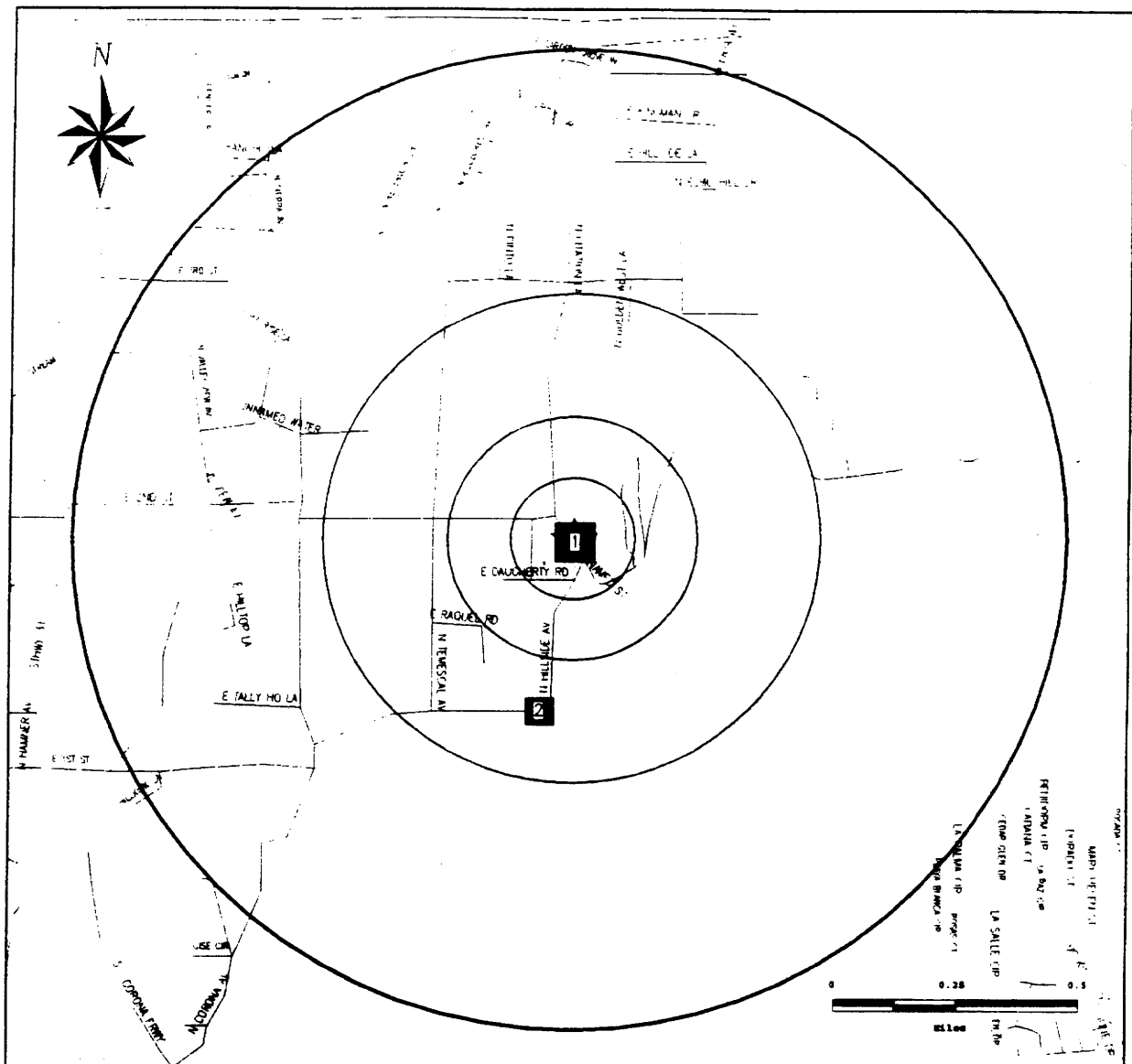
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# SITE ASSESSMENT REPORT

## Map of Risks Within One Mile



Subject Site	Category:	A	B	C	D
	Databases Searched to:	1 mi.	1/2 mi.	1/4 mi.	1/8 mi.
★	Single Sites	◆	■	△	○
	Multiple Sites	◆	■	△	○
	Roads	NPL, SPL, TSD, CORRACTS	CERCLIS, SCL, LUST, SWLF	TRIS, UST	ERNS, GENERATORS
	Highways				
	Railroads				
	Rivers or Water Bodies				
	Utilities				

If additional databases are listed in the cover page of the report they are also displayed on this map. The map symbol used corresponds to the database category letter A,B,C,D.

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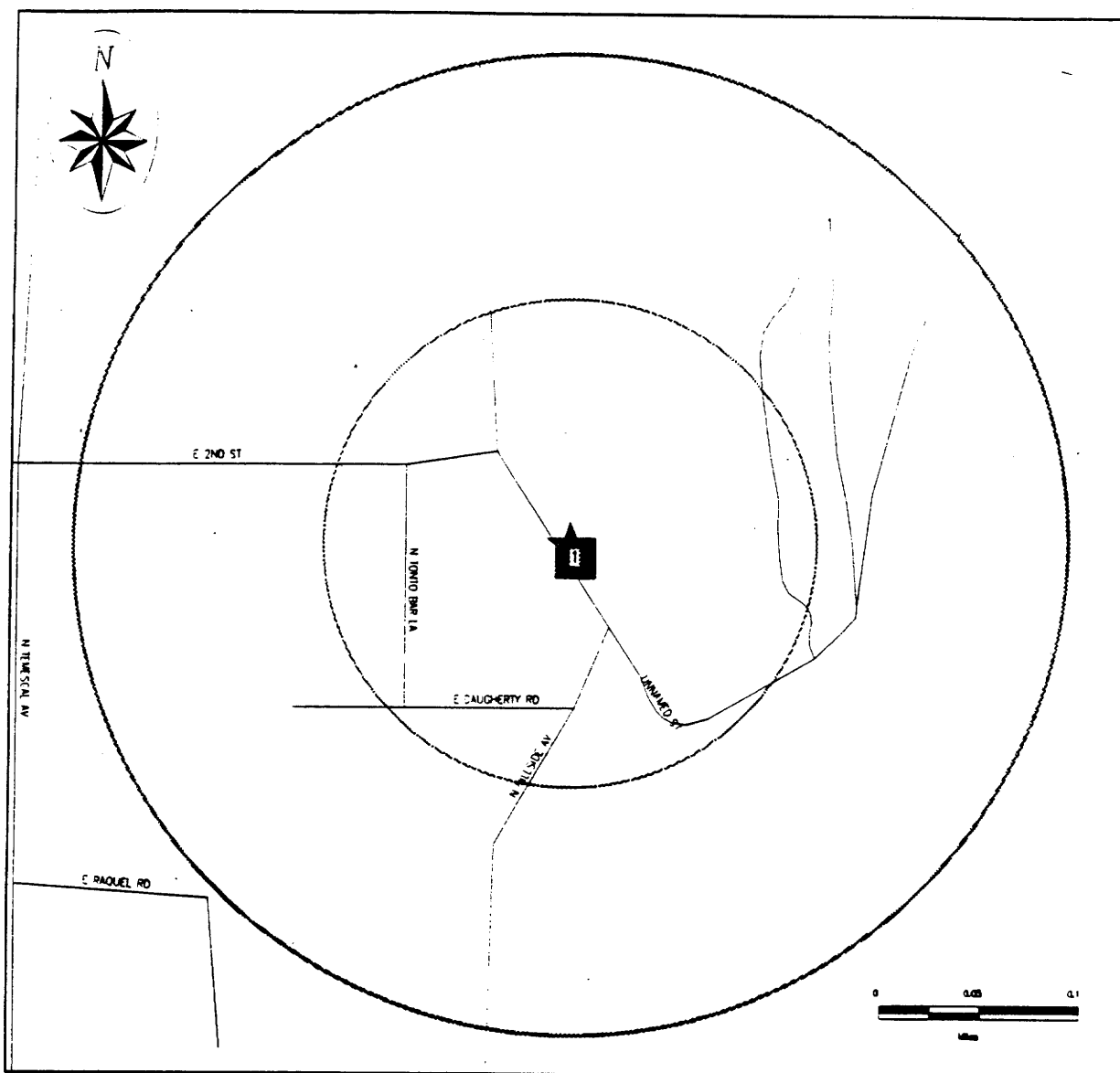
Report ID: 047485-004















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# SITE ASSESSMENT REPORT

## Map of Risks Within Quarter Mile



<b>Subject Site</b>	<b>Category:</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>
	<b>Databases Searched to:</b>	1 mi.	1/2 mi.	1/4 mi.	1/8 mi.
	<b>Single Sites</b>				
	<b>Multiple Sites</b>				
    	<b>Roads</b> <b>Highways</b> <b>Railroads</b> <b>Rivers or Water Bodies</b> <b>Utilities</b>	NPL, SPL, TSD, CORRACTS	CERCLIS, SCL, LUST, SWLF	TRIS, UST	ERNS, GENERATORS
If additional databases are listed in the cover page of the report they are also displayed on this map. The map symbol used corresponds to the database category letter A,B,C,D.					

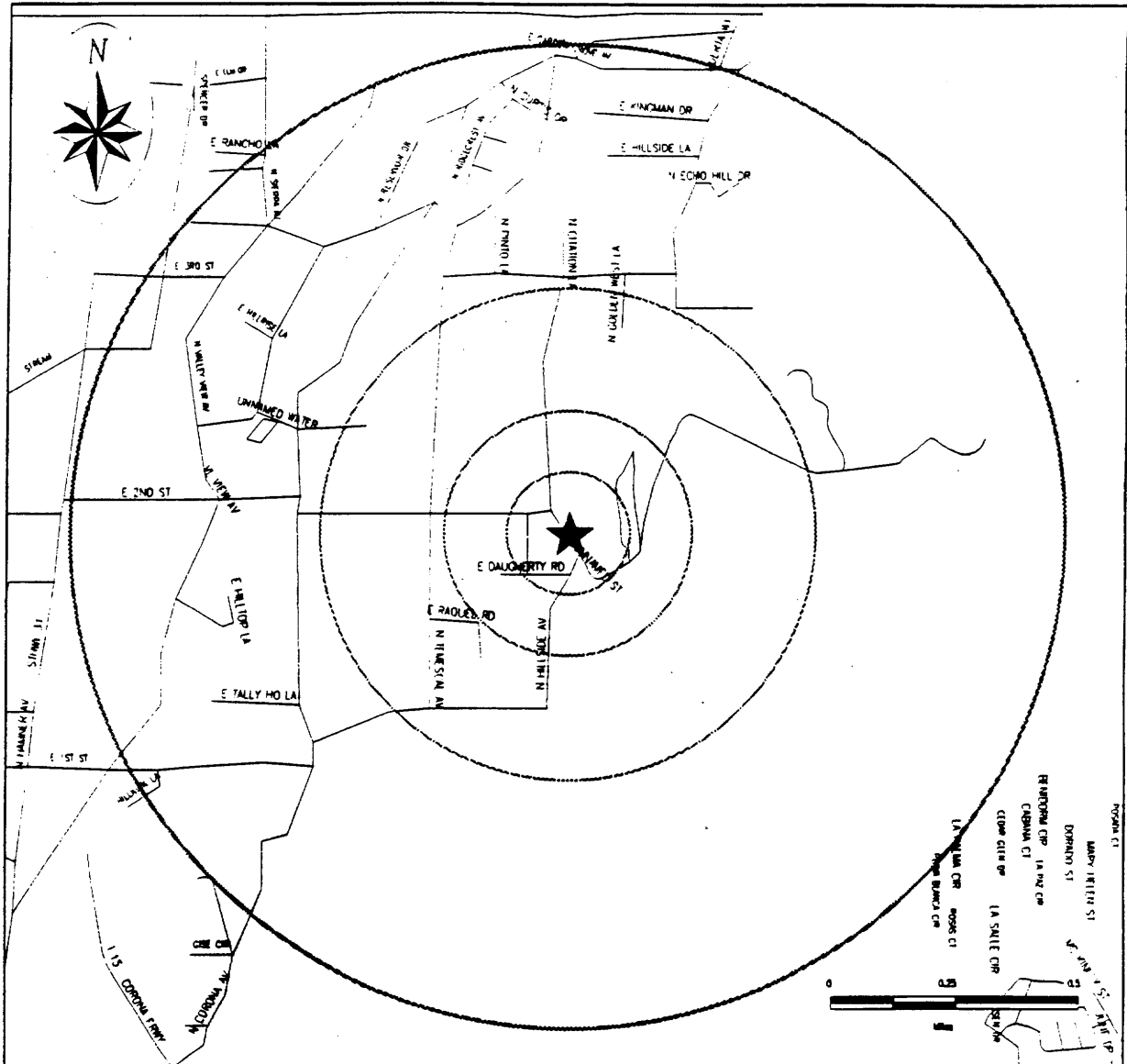
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# SITE ASSESSMENT REPORT

## Street Map



Subject Site



Roads, Highways, Rivers, Water Bodies

Railroads, Utilities



# SITE ASSESSMENT REPORT

## DESCRIPTION OF DATABASES SEARCHED

### A) DATABASES SEARCHED TO 1 MILE

**NPL**  
**SRC#: 1622**

VISTA conducts a database search to identify all sites within 1 mile of your property.  
The agency release date for NPL was January, 1994.

The National Priorities List (NPL) is the EPA's database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund program. A site must meet or surpass a predetermined hazard ranking system score, be chosen as a state's top priority site, or meet three specific criteria set jointly by the US Dept of Health and Human Services and the US EPA in order to become an NPL site.

**RCRA-TSD**  
**SRC#: 1372**

VISTA conducts a database search to identify all sites within 1 mile of your property.  
The agency release date for RCRIS was July, 1993.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA TSDs are facilities which treat, store and/or dispose of hazardous waste.

**CORRACTS**  
**SRC#: 1486**

VISTA conducts a database search to identify all sites within 1 mile of your property.  
The agency release date for RCRA Corrective Action Sites List was September, 1993.

The EPA maintains this database of RCRA facilities which are undergoing "corrective action". A "corrective action order" is issued pursuant to RCRA Section 3008 (h) when there has been a release of hazardous waste or constituents into the environment from a RCRA facility. Corrective actions may be required beyond the facility's boundary and can be required regardless of when the release occurred, even if it predates RCRA.

**SPL**  
**SRC#: 1583**

VISTA conducts a database search to identify all sites within 1 mile of your property.  
The agency release date for Calsites Database: AWP and High Priority PEAR Sites was November, 1993.

The California Environmental Protection Agency, Dept. of Toxic Substances Control maintains an inventory of facilities subject to investigations concerning likely or threatened releases of hazardous substances from those facilities. Annual Work Plan (AWP) sites and sites where Preliminary Environmental Assessments at a high priority are included.

### B) DATABASES SEARCHED TO 1/2 MILE

**SCL**  
**SRC#: 1542**

VISTA conducts a database search to identify all sites within 1/2 mile of your property.  
The agency release date for Calsites Database: Medium/Low Priority and No Further Action Sites (incl. ASPIS) was November, 1993.

The California Department of Toxic Substances Control maintains an inventory of facilities subject to investigations concerning likely or threatened releases of hazardous substances from those facilities. These are lower priority than the SPL sites.



**CERCLIS**  
**SRC#: 1623**

VISTA conducts a database search to identify all sites within 1/2 mile of your property.  
The agency release date for CERCLIS was January, 1994.

The CERCLIS List is a compilation by the EPA of the sites which the EPA has investigated or is currently investigating for a release or threatened release of hazardous substances pursuant to the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (Superfund Act).

**Cal Cerclis**  
**SRC#: 1609**

VISTA conducts a database search to identify all sites within 1/2 mile of your property.  
The agency release date for Ca Cerclis w/Regional Utility Description was November, 1993.

The California U.S. Environmental Protection Agency, Region 9 maintains an inventory of regional utility descriptions for California CERCLIS sites.

**LUST**  
**SRC#: 1640**

VISTA conducts a database search to identify all sites within 1/2 mile of your property.  
The agency release date for Lust Information System (LUSTIS) was December, 1993.

The California Environmental Protection Agency maintains an inventory of leaking underground storage tanks.

**LUST RG7**  
**SRC#: 1394**

VISTA conducts a database search to identify all sites within 1/2 mile of your property.  
The agency release date for Region #7-Colorado River Basin Leaking Underground Storage Tank Listing was August, 1993.

The California Regional Water Quality Control Board, Region #7 maintains an inventory of leaking underground storage tanks.

**LUST RG8**  
**SRC#: 1538**

VISTA conducts a database search to identify all sites within 1/2 mile of your property.  
The agency release date for Region #8-Santa Ana Regional Underground Tank Database List was October, 1993.

The California Regional Water Quality Control Board, Region #8 maintains an inventory of leaking underground storage tanks.

**LUST RG6**  
**SRC#: 1641**

VISTA conducts a database search to identify all sites within 1/2 mile of your property.  
The agency release date for Region #6-Leaking Underground Storage Tank Listing was February, 1994.

The California Regional Water Quality Control Board, Region #6 maintains an inventory of leaking underground storage tanks.

**LUST RG9**  
**SRC#: 1642**

VISTA conducts a database search to identify all sites within 1/2 mile of your property.  
The agency release date for Region #9 Leaking Underground Storage Tank List was February, 1994.

The California Regional Water Quality Control Board, Region #9 maintains an inventory of leaking underground storage tanks.

**Riverside**  
**County Cleanup**  
**SRC#: 1496**

VISTA conducts a database search to identify all sites within 1/2 mile of your property.  
The agency release date for Riverside County-Listing of Underground Tank Cleanup Sites was October, 1993.

The California Riverside County Environmental Health Department, Haz Mat Division maintains an inventory of leaking underground storage tanks.

**SWLF**  
**SRC#: 1237**

VISTA conducts a database search to identify all sites within 1/2 mile of your property.  
The agency release date for Ca Solid Waste Information System (SWIS) was March, 1993.

The California Integrated Waste Management Board maintains an inventory of the solid waste facilities in the state.



**Orange County Landfill**  
SRC#: 150  
VISTA conducts a database search to identify all sites within 1/2 mile of your property.  
The agency release date for Orange County Landfills was July, 1991.

The California Orange County Health Care Agency maintains an inventory of the solid waste facilities in the state.

**SBC Landfill**  
SRC#: 1114  
VISTA conducts a database search to identify all sites within 1/2 mile of your property.  
The agency release date for San Bernadino County Private and County Owned Landfills was January, 1993.

The California San Bernardino County Solid Waste Management Department maintains an inventory of the solid waste facilities in the state.

**Riverside County Landfill**  
SRC#: 1643  
VISTA conducts a database search to identify all sites within 1/2 mile of your property.  
The agency release date for Exempt Site Inventory List within Riverside County was December, 1993.

The California Riverside Department of Health, Local Solid Waste Enforcement Agency maintains an inventory of the solid waste facilities in the state.

**BORDER ZONE**  
SRC#: 1389  
VISTA conducts a database search to identify all sites within 1/2 mile of your property.  
The agency release date for Deed Restriction Properties Report was July, 1993.

The California Department of Health Services-Land Use and Air Assessment maintains an inventory of voluntary deed restriction agreements with owners of property who propose building residences, schools, hospitals, or day care centers on property that is "on or within 2,000 feet of a significant disposal of hazardous waste".

**CORTESE**  
SRC#: 1082  
VISTA conducts a database search to identify all sites within 1/2 mile of your property.  
The agency release date for Cortese List-Hazardous Waste Substance Site List was November, 1992.

The California Office of Environmental Protection, Office of Hazardous Materials maintains an inventory of facilities subject to investigation.

**Toxic Pits**  
SRC#: 1471  
VISTA conducts a database search to identify all sites within 1/2 mile of your property.  
The agency release date for Summary of Toxic Pits Cleanup Facilities was August, 1993.

The California Water Quality Control Board, Division of Loans Grants maintains an inventory of sites with toxic pits in the state.

#### **C) DATABASES SEARCHED TO 1/4 MILE**

**TRIS**  
SRC#: 1489  
VISTA conducts a database search to identify all sites within 1/4 mile of your property.  
The agency release date for TRIS was August, 1993.

Section 313 of the Emergency Planning and Community Right-to-Know Act (also known as SARA Title III) of 1986 requires the EPA to establish an inventory of Toxic Chemicals emissions from certain facilities( Toxic Release Inventory System). Facilities subject to this reporting are required to complete a Toxic Chemical Release Form(Form R) for specified chemicals.

**AST's**  
SRC#: 1468  
VISTA conducts a database search to identify all sites within 1/4 mile of your property.  
The agency release date for Aboveground Storage Tank Database was September, 1993.

The California State Water Regional Control Board maintains an inventory of registered aboveground storage tanks.

**UST's**  
SRC#: 1612  
VISTA conducts a database search to identify all sites within 1/4 mile of your property.  
The agency release date for Underground Storage Tank Registrations Database was January, 1994.

The California State Water Regional Control Board, Office of Underground Storage Tanks maintains an inventory of registered underground storage tanks.



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**ORC-Gwtr  
Clean  
SRC#: 1539**

VISTA conducts a database search to identify all sites within 1/4 mile of your property.  
The agency release date for Orange County-Groundwater Cleanup Program was November, 1993.

The California Orange County Health Care Agency maintains an inventory of leaking underground storage tanks.

**ORC-Indl Clnu  
SRC#: 1540**

VISTA conducts a database search to identify all sites within 1/4 mile of your property.  
The agency release date for Orange County-Industrial Cleanups was November, 1993.

The California Orange County Health Care Agency maintains an inventory of hazardous materials incidents.

#### **D) DATABASES SEARCHED TO 1/8 MILE**

**ERNS  
SRC#: 1428**

VISTA conducts a database search to identify all sites within 1/8 mile of your property.  
The agency release date for ERNS was September, 1993.

The Emergency Response Notification System (ERNS) is a national database used to collect information on reported releases of oil and hazardous substances. The database contains information from spill reports made to federal authorities including the EPA, the US Coast Guard, the National Response Center and the Department of transportation. A search of the database records for the period October 1986 through September 1993 revealed the following information regarding reported spills of oil or hazardous substances in the stated area.

**RCRA-LgGen  
SRC#: 1372**

VISTA conducts a database search to identify all sites within 1/8 mile of your property.  
The agency release date for RCRIS was July, 1993.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Large Generators are facilities which generate at least 1000 kg./month of non-acutely hazardous waste ( or 1 kg./month of acutely hazardous waste).

**RCRA-SmGen  
SRC#: 1372**

VISTA conducts a database search to identify all sites within 1/8 mile of your property.  
The agency release date for RCRIS was July, 1993.

The EPA's Resource Conservation and Recovery Act (RCRA) Program identifies and tracks hazardous waste from the point of generation to the point of disposal. The RCRA Facilities database is a compilation by the EPA of facilities which report generation, storage, transportation, treatment or disposal of hazardous waste. RCRA Small and Very Small generators are facilities which generate less than 1000 kg./month of non-acutely hazardous waste.



# SITE ASSESSMENT REPORT

## RISK INVENTORY

MAP ID	RISK AT SITE AND THE ADJACENT AREA (within 1/8 mile)	A				B				C				D					
		NPL	TSD	CORRACTS	SPL	CERCLIS	SCL	LUST	SWLF	BRDR ZONE	SOUTH BAY	CORTESE	TOXIC PITS	TRIS	UST/AST	UNIQUE CO	HE17	ERNS	GNRTR
1	WYLE LABORATORIES 1841 HILLSIDE NORCO, CA 91760														X				
1	WYLE LABORATGORIES, NORCO FACI 1841 HILLSIDE AV NORCO, CA 91760					X	X												X

MAP ID	RISK AT SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile)	A		B						C			D						
		NPL	TSD	CORRACTS	SPL	CERCLIS	SCL	LUST	SWLF	BRDR ZONE	SOUTH BAY	CORTESE	TOXIC PITS	TRIS	UST/AST	UNIQUE CO	HE17	ERNS	GNRTR
No Records Found																			

MAP ID	RISK AT SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile)	A				B				C				D					
		NPL	TSD	CORRACTS	SPL	CERCLIS	SCL	LUST	SWLF	BRDR ZONE	SOUTH BAY	CORTESE	TOXIC PITS	TRIS	UST/AST	UNIQUE CO	HE17	ERNS	GNRTR
2	NORCO BATTERY 904 N 1ST ST NORCO, CA 91760					X													

MAP ID	RISK AT SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile)	A			B							C				D			
		NPL	TSD	CORRACTS	SPL	CERCLIS	SCL	LUST	SWLF	REDR ZONE	SOUTH BAY	CORTESE	TOXIC PITS	TRIS	UST/AST	UNIQUE CO	HE17	ERNS	GNRTR
No Records Found																			

UNMAAPPED SITES	A				B								C				D	
	NPL	TSD	CORRACTS	SPL	CERCLIS	SCL	LUST	SWLF	BRDR ZONE	SOUTH BAY	CORTESE	TOXIC PITS	TRIS	UST/AST	UNIQUE CO	HE17	ERNS	GNRTR
STATE LANDS COMMISSION - NORCO TRACT 23507, SEC. 11,12,13,14 IN T3 NORCO, CA 91760						X												



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UNMAPPED SITES	A				B						C				D			
	NPL	TSD	CORRACTS	SPL	CERCLIS	SCL	LUST	SWLF	BRDR ZONE	SOUTH BAY	CORTESE	TOXIC PITS	TRIS	UST/AST	UNIQUE CO	HE17	ERNS	GNRTR
ANZA SANITARY LANDFILL .CA								X										
BADLANDS DISPOSAL SITE .CA								X										
BELLTOWN CLOSED LANDFILL .CA								X										
BLYTHE CITY INACTIVE LANDFILL .CA								X										
BLYTHE SANITARY LANDFILL .CA								X										
BEAUMONT CLOSED LANFILL .CA								X										
BUNDY CANYON CLOSED LANDFILL .CA								X										
CABAZON CLOSED LANDFILL .CA								X										
COACHELLA CITY CLOSED LANDFILL .CA								X										
COACHELLA VALLEY DISPOSAL SITE .CA								X										
EAGLE MTN. IRON ORE MINE EXEMPT FACI .CA								X										
CORONA CLOSED LANDFILL .CA								X										
CATHEDRAL CITY CLOSED LANDFILL .CA								X										
CATHEDRAL LIQUID SITE INACTIVE LANDF .CA								X										
DOUBLE BUTTE DISPOSAL SITE .CA								X										
DECOMPOSED GRANITE PIT EXEMPT FACILI .CA								X										
DESERT CENTER (EAGLE MOUNTAIN) L.F. .CA								X										
DESERT HOT SPRINGS CLOSED LANDFILL .CA								X										
EDOM HILL DISPOSAL SITE .CA								X										
EL SOBRANTE ACTIVE LANDFILL .CA								X										
EL SINORE CLOSED LANDFILL .CA								X										
LAKE ELSINORE MATERIALS EXEMPT FACIL .CA								X										
ENGELAUF EXEMPT FACILITY .CA								X										
EAST COUNTY LINE CLOSED LANDFILL .CA								X										
HIGHGROVE SANITARY LANDFILL .CA								X										
HOMELAND CLOSED LANDFILL .CA								X										



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UNMAPPED SITES	A				B					C				D				
	NPL	TSD	CORRACTS	SPL	CERCLIS	SCL	LUST	SWLF	BRDR ZONE	SOUTH BAY	CORTESE	TOXIC PITS	TRIS	UST/AST	UNIQUE CO	HE17	ERNS	GNRTR
HEMET CLOSED LANDFILL .CA								X										
IDYLLWID TRANSFER STATION .CA								X										
INDIO CLOSED LANDFILL .CA								X										
INLAND CONCRETE ENTERPRISES EXEMPT F .CA								X										
JENSEN QUARRY WAST DUMP EXEMPT FACIL .CA								X										
LAKEVIEW CLOSED LANDFILL .CA								X										
LAMB CANYON DISPOSAL SITE .CA								X										
LISTON DISPOSAL SITE EXEMPT FACILITY .CA								X										
MECCA II ACTIVE LANDFILL .CA								X										
MECCA I INACTIVE LANDFILL .CA								X										
MEAD VALLEY DISPOSAL SITE .CA								X										
MENIFEE CLOSED LANDFILL .CA								X										
MIRA LOMA CLOSED LANDFILL .CA								X										
MASSEY SAND ROCK EXEMPT FACILITY .CA								X										
OASIS DISPOSAL SITE .CA								X										
PEDLEY CLOSED LANDFILL .CA								X										
PHARRIS SAND GRAVEL DAWSON EXEMPT .CA								X										
PHARRIS SAND GRAVEL MAYHEW EXEMPT .CA								X										
PHARRIS SAND GRAVEL SECTION I EXEM .CA								X										
PALM SPRINGS CLOSED LANDFILL .CA								X										
PINON FLATS TRANSFER STATION .CA								X										
PANORAMA DUMP SITE EXEMPT FACILITY .CA								X										
R.A. SKINNER FILTRATION EXEMPT FACIL .CA								X										
RIVERSIDE CEMENT DUST WASTE DUMP E .CA								X										
RIVERSIDE CEMENT WASTE DUMP EXEMPT F .CA								X										
RIVERSIDE INACTIVE LANDFILL .CA								X										



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UNMAPPED SITES	A				B							C				D		
	NPL	TSD	CORRACTS	SPL	CERCLIS	SCL	LUST	SWLF	BRDR ZONE	SOUTH BAY	CORTESE	TOXIC PITS	TRIS	UST/AST	UNIQUE CO	HE17	ERNS	GNRTR
SHAMROCK RANCH EXEMPT FACILITY CA								X										
SKY RANCH EXEMPT FACILITY CA								X										
THERMAL CLOSED LANDFILL CA								X										
TEMECULA CLOSED LANDFILL CA								X										
TEMESCAL CANYON COMPOSTING CA								X										
TRICO TRANSFER STATION CA								X										
TWIN PINES INACTIVE LANDFILL CA								X										
VALLE VISTA CLOSED LANDFILL CA								X										
VALLEY GRAVEL EXEMPT FACILITY CA								X										
WADE CLOSED LANDFILL CA								X										
WHITEFEATHER FARMS COMPOSTING FACILI CA								X										
WEST RIVERSIDE INACTIVE LANDFILL CA								X										
UNKNOWN CORNER OF 2ND ST NORCO, CA 91760																	X	



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# SITE ASSESSMENT REPORT

## RISKS DETAILS

RISK AT SITE AND THE ADJACENT AREA (within 1/8 mile)			
Property Address with VISTA Verified/Enhanced City and Zip:	WYLE LABORATORIES 1841 HILLSIDE NORCO, CA 91760	Map ID#: VISTA ID#: Distance/Direction:	1 4029191 N/A
DETAILS REGARDING:	UST / SRC# 1612	EPA/Agency ID	N/A
Agency Address:	SAME AS ABOVE		
Underground Tanks:	1		
Aboveground Tanks:	NOT REPORTED		
Tanks Removed:	NOT REPORTED		
DETAILS REGARDING:	UST / SRC# 1612	EPA/Agency ID	N/A
Agency Address:	SAME AS ABOVE		
Tank ID:	1		
Tank Contents:	UNLEADED GAS		
Tank Age:	NOT REPORTED		
Tank Size (Units):	4000 (GALLONS)		
Tank Status:	ACTIVE/IN SERVICE		
Leak Monitoring:	REPORTED AS "UNKNOWN" BY AGENCY		
Tank Piping:	REPORTED AS "UNKNOWN" BY AGENCY		
Tank Material:	BARE STEEL		
Property Address with VISTA Verified/Enhanced City and Zip:	WYLE LABORATORIES, NORCO FAC 1841 HILLSIDE AV NORCO, CA 91760	Map ID#: VISTA ID#: Distance/Direction:	1 1216814 N/A
DETAILS REGARDING:	RCRA-SmGen / SRC# 1372	EPA ID	CAD021219340
Agency Address:	SAME AS ABOVE		
Generator Class:	GENERATORS WHO GENERATE 100 KG/MONTH BUT LESS THAN 1000 KG/MONTH OF NON-ACUTELY HAZARDOUS WASTE		
Generator Requirements Violation:	NO		
Violation of Corrective Action Scheduled:	NO		
Land Requirements Violation:	NO		
DETAILS REGARDING:	SCL / SRC# 1542	Agency ID	33730084
Agency Address:	WYLE LABS - NORCO FACILITY 1841 HILLSIDE NORCO, CA 91760		
Status:	NOT AN NPL SITE		
Facility Type:	NOT REPORTED		
Lead Agency:	NOT REPORTED		
State Status:	PRELIMINARY ASSESSMENT REQ-LOW		
Pollutant 1:	LABORATORY WASTE CHEMICALS		
Pollutant 2:	WASTE OIL MIXED OIL		



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<b>RISK AT SITE AND THE ADJACENT AREA (within 1/8 mile) CONT.</b>			
Property Address with VISTA Verified/Enhanced City and Zip:	WYLE LABORATORIES, NORCO FAC 1841 HILLSIDE AV NORCO, CA 91760	Map ID#:	1
		VISTA ID#:	1216814
		Distance/Direction:	N/A
<b>DETAILS REGARDING:</b>	<b>Regional CERCLIS / SRC# 1609</b>	EPA ID	CAD021219340
Agency Address:	WYLE LABS - NORCO FACILITY 1841 HILLSIDE NORCO, CA 91760		
Regional Utility Description:	RCRA REG		
<b>DETAILS REGARDING:</b>	<b>Regional CERCLIS / SRC# 1609</b>	EPA ID	CAD021219340
Agency Address:	WYLE LABS - NORCO FACILITY 1841 HILLSIDE NORCO, CA 91760		
Regional Utility Description:	NEW CERCLIS SITE		
<b>DETAILS REGARDING:</b>	<b>CERCLIS / SRC# 1623</b>	EPA ID	CAD021219340
Agency Address:	WYLE LABS - NORCO FACILITY 1841 HILLSIDE NORCO, CA 91760		
NPL Status:	NOT PROP/CURR/DELE NPL		
Site Ownership:	PRIVATE/NON-GOVERNMENTAL		
Lead Agency:	NO DETERMINATION		
Site Description:	NOT REPORTED		
<b>DETAILS REGARDING:</b>	<b>CERCLIS / SRC# 1623</b>	EPA ID	CAD021219340
Agency Address:	WYLE LABS - NORCO FACILITY 1841 HILLSIDE NORCO, CA 91760		
Event Type:	DISCOVERY		
Lead Agency:	NOT REPORTED		
Event Status:	NOT REPORTED		
Start Date:	NOT REPORTED		
Completion Date:	DECEMBER 01, 1987		
<b>DETAILS REGARDING:</b>	<b>CERCLIS / SRC# 1623</b>	EPA ID	CAD021219340
Agency Address:	WYLE LABS - NORCO FACILITY 1841 HILLSIDE NORCO, CA 91760		
Event Type:	PRELIMINARY ASSESSMENT		
Lead Agency:	NOT REPORTED		
Event Status:	NO FURTHER REMEDIAL ACTION PLANNED		
Start Date:	NOT REPORTED		
Completion Date:	DECEMBER 29, 1988		

<b>RISK AT SITES IN THE SURROUNDING AREA (within 1/8 - 1/4 mile)</b>
No Records Found



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RISK AT SITES IN THE SURROUNDING AREA (within 1/4 - 1/2 mile)			
Property Address with VISTA Verified/Enhanced City and Zip:	NORCO BATTERY 904 N 1ST ST NORCO, CA 91760	Map ID#: VISTA ID#: Distance/Direction:	2 298603 0.36MI / S
DETAILS REGARDING:	Regional CERCLIS / SRC# 1609	EPA ID	CAD982040057
Agency Address:	SAME AS ABOVE		
Regional Utility Description:	NEW CERCLIS SITE		
DETAILS REGARDING:	CERCLIS / SRC# 1623	EPA ID	CAD982040057
Agency Address:	SAME AS ABOVE		
NPL Status:	NOT PROP/CURR/DELE NPL		
Site Ownership:	PRIVATE/NON-GOVERNMENTAL		
Lead Agency:	FUND LEAD		
Site Description:	BATTERY BREAKER SITE. LEAD CONTAM. IN SOILS ON-SITE OFF. LEAD LEVELS AS HIGH AS 80,000 PPM. PRP STABILIZED SITE. EX- CAVATED OFF-SITE SOILS. DEPOSITED THEM ON-SITE W/ LINER. A- WAITING PRP TO BEGIN PH II CEMENT FIXATION BURIAL ON-SITE.		
DETAILS REGARDING:	CERCLIS / SRC# 1623	EPA ID	CAD982040057
Agency Address:	SAME AS ABOVE		
Event Type:	DISCOVERY		
Lead Agency:	NOT REPORTED		
Event Status:	NOT REPORTED		
Start Date:	NOT REPORTED		
Completion Date:	SEPTEMBER 01, 1987		
DETAILS REGARDING:	CERCLIS / SRC# 1623	EPA ID	CAD982040057
Agency Address:	SAME AS ABOVE		
Event Type:	PRELIMINARY ASSESSMENT		
Lead Agency:	FUND LEAD		
Event Status:	NO FURTHER REMEDIAL ACTION PLANNED		
Start Date:	NOT REPORTED		
Completion Date:	OCTOBER 02, 1989		
DETAILS REGARDING:	CERCLIS / SRC# 1623	EPA ID	CAD982040057
Agency Address:	SAME AS ABOVE		
Event Type:	REMOVAL ACTION		
Lead Agency:	NOT REPORTED		
Event Status:	NOT REPORTED		
Start Date:	JULY 11, 1988		
Completion Date:	FEBRUARY 08, 1989		
DETAILS REGARDING:	CERCLIS / SRC# 1623	EPA ID	CAD982040057
Agency Address:	SAME AS ABOVE		
Event Type:	REMOVAL ACTION		
Lead Agency:	FUND LEAD		
Event Status:	NOT REPORTED		
Start Date:	FEBRUARY 08, 1989		
Completion Date:	OCTOBER 27, 1989		

RISK AT SITES IN THE SURROUNDING AREA (within 1/2 - 1 mile)	
No Records Found	



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Property Address with VISTA Verified/Enhanced City and Zip:	ANZA SANITARY LANDFILL CA	VISTA ID#:	3795038
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	LANDFILL-A
Agency Address:	SAME AS ABOVE		
Facility Type:	SANITARY LANDFILL		
Facility Status:	ACTIVE		
Permit Status:	NOT REPORTED		
Property Address with VISTA Verified/Enhanced City and Zip:	BADLANDS DISPOSAL SITE CA	VISTA ID#:	3795042
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	LANDFILL-A
Agency Address:	SAME AS ABOVE		
Facility Type:	SANITARY LANDFILL		
Facility Status:	ACTIVE		
Permit Status:	NOT REPORTED		
Property Address with VISTA Verified/Enhanced City and Zip:	BELLTOWN CLOSED LANDFILL CA	VISTA ID#:	3795045
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	LANDFILL-C
Agency Address:	SAME AS ABOVE		
Facility Type:	SANITARY LANDFILL		
Facility Status:	CLOSED		
Permit Status:	NOT REPORTED		
Property Address with VISTA Verified/Enhanced City and Zip:	BLYTHE CITY INACTIVE LANDFILL CA	VISTA ID#:	3795047
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	LANDFILL-I
Agency Address:	SAME AS ABOVE		
Facility Type:	SANITARY LANDFILL		
Facility Status:	INACTIVE		
Permit Status:	NOT REPORTED		
Property Address with VISTA Verified/Enhanced City and Zip:	BLYTHE SANITARY LANDFILL CA	VISTA ID#:	3795048
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	LANDFILL-A
Agency Address:	SAME AS ABOVE		
Facility Type:	SANITARY LANDFILL		
Facility Status:	ACTIVE		
Permit Status:	NOT REPORTED		
Property Address with VISTA Verified/Enhanced City and Zip:	BEAUMONT CLOSED LANFILL CA	VISTA ID#:	3795049
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	LANDFILL-C
Agency Address:	SAME AS ABOVE		
Facility Type:	SANITARY LANDFILL		
Facility Status:	CLOSED		
Permit Status:	NOT REPORTED		



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UNMAAPPED SITES CONT.			
Property Address with VISTA Verified/Enhanced City and Zip:	BUNDY CANYON CLOSED LANDFILL CA	VISTA ID#:	3795050
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	LANDFILL-C
Agency Address:	SAME AS ABOVE		
Facility Type:	SANITARY LANDFILL		
Facility Status:	CLOSED		
Permit Status:	NOT REPORTED		
Property Address with VISTA Verified/Enhanced City and Zip:	CABAZON CLOSED LANDFILL CA	VISTA ID#:	3795051
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	LANDFILL-C
Agency Address:	SAME AS ABOVE		
Facility Type:	SANITARY LANDFILL		
Facility Status:	CLOSED		
Permit Status:	NOT REPORTED		
Property Address with VISTA Verified/Enhanced City and Zip:	COACHELLA CITY CLOSED LANDFILL CA	VISTA ID#:	3795053
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	LANDFILL-C
Agency Address:	SAME AS ABOVE		
Facility Type:	SANITARY LANDFILL		
Facility Status:	CLOSED		
Permit Status:	NOT REPORTED		
Property Address with VISTA Verified/Enhanced City and Zip:	COACHELLA VALLEY DISPOSAL SITE CA	VISTA ID#:	3795054
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	LANDFILL-A
Agency Address:	SAME AS ABOVE		
Facility Type:	SANITARY LANDFILL		
Facility Status:	ACTIVE		
Permit Status:	NOT REPORTED		
Property Address with VISTA Verified/Enhanced City and Zip:	EAGLE MTN. IRON ORE MINE EXEMP CA	VISTA ID#:	3795056
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	EXEMPT-ACT
Agency Address:	SAME AS ABOVE		
Facility Type:	NOT REPORTED		
Facility Status:	ACTIVE		
Permit Status:	EXEMPT		
Property Address with VISTA Verified/Enhanced City and Zip:	CORONA CLOSED LANDFILL CA	VISTA ID#:	3795064
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	LANDFILL-C
Agency Address:	SAME AS ABOVE		
Facility Type:	SANITARY LANDFILL		
Facility Status:	CLOSED		
Permit Status:	NOT REPORTED		



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Property Address with VISTA Verified/Enhanced City and Zip:	CATHEDRAL CITY CLOSED LANDFIL CA	VISTA ID#:	3795067
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	LANDFILL-C
Agency Address:	SAME AS ABOVE		
Facility Type:	SANITARY LANDFILL		
Facility Status:	CLOSED		
Permit Status:	NOT REPORTED		
Property Address with VISTA Verified/Enhanced City and Zip:	CATHEDRAL LIQUID SITE INACTIVE CA	VISTA ID#:	3795068
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	LANDFILL-I
Agency Address:	SAME AS ABOVE		
Facility Type:	SANITARY LANDFILL		
Facility Status:	INACTIVE		
Permit Status:	NOT REPORTED		
Property Address with VISTA Verified/Enhanced City and Zip:	DOUBLE BUTTE DISPOSAL SITE CA	VISTA ID#:	3795071
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	LANDFILL-A
Agency Address:	SAME AS ABOVE		
Facility Type:	SANITARY LANDFILL		
Facility Status:	ACTIVE		
Permit Status:	NOT REPORTED		
Property Address with VISTA Verified/Enhanced City and Zip:	DECOMPOSED GRANITE PIT EXEMPT CA	VISTA ID#:	3795072
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	EXEMPT-ACT
Agency Address:	SAME AS ABOVE		
Facility Type:	NOT REPORTED		
Facility Status:	ACTIVE		
Permit Status:	EXEMPT		
Property Address with VISTA Verified/Enhanced City and Zip:	DESERT CENTER (EAGLE MOUNTAIN CA	VISTA ID#:	3795073
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	LANDFILL-A
Agency Address:	SAME AS ABOVE		
Facility Type:	SANITARY LANDFILL		
Facility Status:	ACTIVE		
Permit Status:	NOT REPORTED		
Property Address with VISTA Verified/Enhanced City and Zip:	DESERT HOT SPRINGS CLOSED LAND CA	VISTA ID#:	3795074
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	LANDFILL-C
Agency Address:	SAME AS ABOVE		
Facility Type:	SANITARY LANDFILL		
Facility Status:	CLOSED		
Permit Status:	NOT REPORTED		



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Property Address with VISTA Verified/Enhanced City and Zip:	EDOM HILL DISPOSAL SITE CA	VISTA ID#:	3795075
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	LANDFILL-A
Agency Address:	SAME AS ABOVE		
Facility Type:	SANITARY LANDFILL		
Facility Status:	ACTIVE		
Permit Status:	NOT REPORTED		
Property Address with VISTA Verified/Enhanced City and Zip:	EL SOBRANTE ACTIVE LANDFILL CA	VISTA ID#:	3795076
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	LANDFILL-A
Agency Address:	SAME AS ABOVE		
Facility Type:	SANITARY LANDFILL		
Facility Status:	ACTIVE		
Permit Status:	NOT REPORTED		
Property Address with VISTA Verified/Enhanced City and Zip:	ELSINORE CLOSED LANDFILL CA	VISTA ID#:	3795077
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	LANDFILL-C
Agency Address:	SAME AS ABOVE		
Facility Type:	SANITARY LANDFILL		
Facility Status:	CLOSED		
Permit Status:	NOT REPORTED		
Property Address with VISTA Verified/Enhanced City and Zip:	LAKE ELSINORE MATERIALS EXEMP CA	VISTA ID#:	3795078
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	EXEMPT-ACT
Agency Address:	SAME AS ABOVE		
Facility Type:	NOT REPORTED		
Facility Status:	ACTIVE		
Permit Status:	EXEMPT		
Property Address with VISTA Verified/Enhanced City and Zip:	ENGELAUF EXEMPT FACILITY CA	VISTA ID#:	3795079
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	EXEMPT-ACT
Agency Address:	SAME AS ABOVE		
Facility Type:	NOT REPORTED		
Facility Status:	ACTIVE		
Permit Status:	EXEMPT		
Property Address with VISTA Verified/Enhanced City and Zip:	EAST COUNTY LINE CLOSED LANDFI CA	VISTA ID#:	3795081
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	LANDFILL-C
Agency Address:	SAME AS ABOVE		
Facility Type:	SANITARY LANDFILL		
Facility Status:	CLOSED		
Permit Status:	NOT REPORTED		



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Property Address with VISTA Verified/Enhanced City and Zip:	HIGHGROVE SANITARY LANDFILL CA	VISTA ID#:	3795090
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	LANDFILL-A
Agency Address:	SAME AS ABOVE		
Facility Type:	SANITARY LANDFILL		
Facility Status:	ACTIVE		
Permit Status:	NOT REPORTED		
Property Address with VISTA Verified/Enhanced City and Zip:	HOMELAND CLOSED LANDFILL CA	VISTA ID#:	3795091
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	LANDFILL-C
Agency Address:	SAME AS ABOVE		
Facility Type:	SANITARY LANDFILL		
Facility Status:	CLOSED		
Permit Status:	NOT REPORTED		
Property Address with VISTA Verified/Enhanced City and Zip:	HEMET CLOSED LANDFILL CA	VISTA ID#:	3795092
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	LANDFILL-C
Agency Address:	SAME AS ABOVE		
Facility Type:	SANITARY LANDFILL		
Facility Status:	CLOSED		
Permit Status:	NOT REPORTED		
Property Address with VISTA Verified/Enhanced City and Zip:	IDYLLWID TRANSFER STATION CA	VISTA ID#:	3795095
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	TRANSFER-S
Agency Address:	SAME AS ABOVE		
Facility Type:	TRANSFER STATION		
Facility Status:	NOT REPORTED		
Permit Status:	NOT REPORTED		
Property Address with VISTA Verified/Enhanced City and Zip:	INDIO CLOSED LANDFILL CA	VISTA ID#:	3795098
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	LANDFILL-C
Agency Address:	SAME AS ABOVE		
Facility Type:	SANITARY LANDFILL		
Facility Status:	CLOSED		
Permit Status:	NOT REPORTED		
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	LANDFILL-C
Agency Address:	SAME AS ABOVE		
Facility Type:	SANITARY LANDFILL		
Facility Status:	CLOSED		
Permit Status:	NOT REPORTED		



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UNMAPPED SITES CONT.			
Property Address with VISTA Verified/Enhanced City and Zip:	INLAND CONCRETE ENTERPRISES EX CA	VISTA ID#:	3795100
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	EXEMPT-ACT
Agency Address:	SAME AS ABOVE		
Facility Type:	NOT REPORTED		
Facility Status:	ACTIVE		
Permit Status:	EXEMPT		
Property Address with VISTA Verified/Enhanced City and Zip:	JENSEN QUARRY WAST DUMP EXEM CA	VISTA ID#:	3795101
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	EXEMPT-CLO
Agency Address:	SAME AS ABOVE		
Facility Type:	NOT REPORTED		
Facility Status:	CLOSED		
Permit Status:	EXEMPT		
Property Address with VISTA Verified/Enhanced City and Zip:	LAKEVIEW CLOSED LANDFILL CA	VISTA ID#:	3795104
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	LANDFILL-C
Agency Address:	SAME AS ABOVE		
Facility Type:	SANITARY LANDFILL		
Facility Status:	CLOSED		
Permit Status:	NOT REPORTED		
Property Address with VISTA Verified/Enhanced City and Zip:	LAMB CANYON DISPOSAL SITE CA	VISTA ID#:	3795105
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	LANDFILL-A
Agency Address:	SAME AS ABOVE		
Facility Type:	SANITARY LANDFILL		
Facility Status:	ACTIVE		
Permit Status:	NOT REPORTED		
Property Address with VISTA Verified/Enhanced City and Zip:	LISTON DISPOSAL SITE EXEMPT FAC CA	VISTA ID#:	3795107
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	EXEMPT-CLO
Agency Address:	SAME AS ABOVE		
Facility Type:	NOT REPORTED		
Facility Status:	CLOSED		
Permit Status:	EXEMPT		
Property Address with VISTA Verified/Enhanced City and Zip:	MECCA II ACTIVE LANDFILL CA	VISTA ID#:	3795109
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	LANDFILL-A
Agency Address:	SAME AS ABOVE		
Facility Type:	SANITARY LANDFILL		
Facility Status:	ACTIVE		
Permit Status:	NOT REPORTED		



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Property Address with VISTA Verified/Enhanced City and Zip:	MECCA I INACTIVE LANDFILL CA	VISTA ID#:	3795110
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	LANDFILL-I
Agency Address:	SAME AS ABOVE		
Facility Type:	SANITARY LANDFILL		
Facility Status:	INACTIVE		
Permit Status:	NOT REPORTED		
Property Address with VISTA Verified/Enhanced City and Zip:	MEAD VALLEY DISPOSAL SITE CA	VISTA ID#:	3795112
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	LANDFILL-A
Agency Address:	SAME AS ABOVE		
Facility Type:	SANITARY LANDFILL		
Facility Status:	ACTIVE		
Permit Status:	NOT REPORTED		
Property Address with VISTA Verified/Enhanced City and Zip:	MENIFEE CLOSED LANDFILL CA	VISTA ID#:	3795115
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	LANDFILL-C
Agency Address:	SAME AS ABOVE		
Facility Type:	SANITARY LANDFILL		
Facility Status:	CLOSED		
Permit Status:	NOT REPORTED		
Property Address with VISTA Verified/Enhanced City and Zip:	MIRA LOMA CLOSED LANDFILL CA	VISTA ID#:	3795116
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	LANDFILL-C
Agency Address:	SAME AS ABOVE		
Facility Type:	SANITARY LANDFILL		
Facility Status:	CLOSED		
Permit Status:	NOT REPORTED		
Property Address with VISTA Verified/Enhanced City and Zip:	MASSEY SAND ROCK EXEMPT FACIL CA	VISTA ID#:	3795118
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	EXEMPT-CLO
Agency Address:	SAME AS ABOVE		
Facility Type:	NOT REPORTED		
Facility Status:	CLOSED		
Permit Status:	EXEMPT		
Property Address with VISTA Verified/Enhanced City and Zip:	OASIS DISPOSAL SITE CA	VISTA ID#:	3795129
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	LANDFILL-A
Agency Address:	SAME AS ABOVE		
Facility Type:	SANITARY LANDFILL		
Facility Status:	ACTIVE		
Permit Status:	NOT REPORTED		



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Property Address with VISTA Verified/Enhanced City and Zip:	PEDLEY CLOSED LANDFILL CA	VISTA ID#:	3795130
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	LANDFILL-C
Agency Address:	SAME AS ABOVE		
Facility Type:	SANITARY LANDFILL		
Facility Status:	CLOSED		
Permit Status:	NOT REPORTED		
Property Address with VISTA Verified/Enhanced City and Zip:	PHARRIS SAND GRAVEL DAWSON EX CA	VISTA ID#:	3795132
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	EXEMPT-ACT
Agency Address:	SAME AS ABOVE		
Facility Type:	NOT REPORTED		
Facility Status:	ACTIVE		
Permit Status:	EXEMPT		
Property Address with VISTA Verified/Enhanced City and Zip:	PHARRIS SAND GRAVEL MAYHEW E CA	VISTA ID#:	3795133
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	EXEMPT-ACT
Agency Address:	SAME AS ABOVE		
Facility Type:	NOT REPORTED		
Facility Status:	ACTIVE		
Permit Status:	EXEMPT		
Property Address with VISTA Verified/Enhanced City and Zip:	PHARRIS SAND GRAVEL SECTION 1 E CA	VISTA ID#:	3795134
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	EXEMPT-ACT
Agency Address:	SAME AS ABOVE		
Facility Type:	NOT REPORTED		
Facility Status:	ACTIVE		
Permit Status:	EXEMPT		
Property Address with VISTA Verified/Enhanced City and Zip:	PALM SPRINGS CLOSED LANDFILL CA	VISTA ID#:	3795136
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	LANDFILL-C
Agency Address:	SAME AS ABOVE		
Facility Type:	SANITARY LANDFILL		
Facility Status:	CLOSED		
Permit Status:	NOT REPORTED		
Property Address with VISTA Verified/Enhanced City and Zip:	PINON FLATS TRANSFER STATION CA	VISTA ID#:	3795140
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	TRANSFER-S
Agency Address:	SAME AS ABOVE		
Facility Type:	TRANSFER STATION		
Facility Status:	NOT REPORTED		
Permit Status:	NOT REPORTED		



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Property Address with VISTA Verified/Enhanced City and Zip:	PANORAMA DUMP SITE EXEMPT FAC CA	VISTA ID#:	3795141
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	EXEMPT-ACT
Agency Address:	SAME AS ABOVE		
Facility Type:	NOT REPORTED		
Facility Status:	ACTIVE		
Permit Status:	EXEMPT		
Property Address with VISTA Verified/Enhanced City and Zip:	R.A. SKINNER FILTRATION EXEMPT CA	VISTA ID#:	3795145
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	EXEMPT-ACT
Agency Address:	SAME AS ABOVE		
Facility Type:	NOT REPORTED		
Facility Status:	ACTIVE		
Permit Status:	EXEMPT		
Property Address with VISTA Verified/Enhanced City and Zip:	RIVERSIDE CEMENT DUST WASTE D CA	VISTA ID#:	3795151
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	EXEMPT-CLO
Agency Address:	SAME AS ABOVE		
Facility Type:	NOT REPORTED		
Facility Status:	CLOSED		
Permit Status:	EXEMPT		
Property Address with VISTA Verified/Enhanced City and Zip:	RIVERSIDE CEMENT WASTE DUMP E CA	VISTA ID#:	3795152
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	EXEMPT-CLO
Agency Address:	SAME AS ABOVE		
Facility Type:	NOT REPORTED		
Facility Status:	CLOSED		
Permit Status:	EXEMPT		
Property Address with VISTA Verified/Enhanced City and Zip:	RIVERSIDE INACTIVE LANDFILL CA	VISTA ID#:	3795153
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	LANDFILL-I
Agency Address:	SAME AS ABOVE		
Facility Type:	SANITARY LANDFILL		
Facility Status:	INACTIVE		
Permit Status:	NOT REPORTED		
Property Address with VISTA Verified/Enhanced City and Zip:	SHAMROCK RANCH EXEMPT FACILI CA	VISTA ID#:	3795158
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	EXEMPT-ACT
Agency Address:	SAME AS ABOVE		
Facility Type:	NOT REPORTED		
Facility Status:	ACTIVE		
Permit Status:	EXEMPT		



For More Information Call VISTA Environmental Information at 1 - 800 - 767 - 0403  
Report ID: 047485-004

Date of Report: June 23, 1994

Page #25

UNMAPPED SITES CONT.			
Property Address with VISTA Verified/Enhanced City and Zip:	SKY RANCH EXEMPT FACILITY CA	VISTA ID#:	3795161
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	EXEMPT-CLO
Agency Address:	SAME AS ABOVE		
Facility Type:	NOT REPORTED		
Facility Status:	CLOSED		
Permit Status:	EXEMPT		
Property Address with VISTA Verified/Enhanced City and Zip:	THERMAL CLOSED LANDFILL CA	VISTA ID#:	3795179
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	LANDFILL-C
Agency Address:	SAME AS ABOVE		
Facility Type:	SANITARY LANDFILL		
Facility Status:	CLOSED		
Permit Status:	NOT REPORTED		
Property Address with VISTA Verified/Enhanced City and Zip:	TEMECULA CLOSED LANDFILL CA	VISTA ID#:	3795182
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	LANDFILL-C
Agency Address:	SAME AS ABOVE		
Facility Type:	SANITARY LANDFILL		
Facility Status:	CLOSED		
Permit Status:	NOT REPORTED		
Property Address with VISTA Verified/Enhanced City and Zip:	TEMESCAL CANYON COMPOSTING CA	VISTA ID#:	3795183
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	COMPOSTING
Agency Address:	SAME AS ABOVE		
Facility Type:	RUBBLE FILL (DEMO,ETC)		
Facility Status:	NOT REPORTED		
Permit Status:	NOT REPORTED		
Property Address with VISTA Verified/Enhanced City and Zip:	TRICO TRANSFER STATION CA	VISTA ID#:	3795184
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	TRANSFER S
Agency Address:	SAME AS ABOVE		
Facility Type:	TRANSFER STATION		
Facility Status:	NOT REPORTED		
Permit Status:	NOT REPORTED		
Property Address with VISTA Verified/Enhanced City and Zip:	TWIN PINES INACTIVE LANDFILL CA	VISTA ID#:	3795187
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	LANDFILL-I
Agency Address:	SAME AS ABOVE		
Facility Type:	SANITARY LANDFILL		
Facility Status:	INACTIVE		
Permit Status:	NOT REPORTED		



For More Information Call VISTA Environmental Information at 1 - 800 - 767 - 0403

Report ID: 047485-004

Date of Report: June 23, 1994

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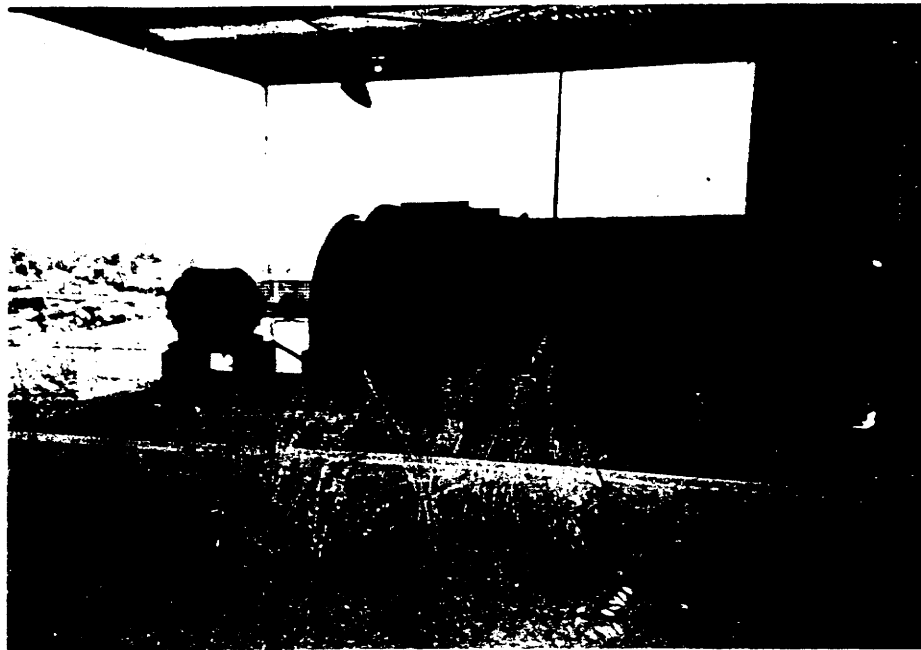
UNMAPPED SITES CONT.			
Property Address with VISTA Verified/Enhanced City and Zip:	VALLE VISTA CLOSED LANDFILL CA	VISTA ID#:	3795192
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	LANDFILL-C
Agency Address:	SAME AS ABOVE		
Facility Type:	SANITARY LANDFILL		
Facility Status:	CLOSED		
Permit Status:	NOT REPORTED		
Property Address with VISTA Verified/Enhanced City and Zip:	VALLEY GRAVEL EXEMPT FACILITY CA	VISTA ID#:	3795193
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	EXEMPT-ACT
Agency Address:	SAME AS ABOVE		
Facility Type:	NOT REPORTED		
Facility Status:	ACTIVE		
Permit Status:	EXEMPT		
Property Address with VISTA Verified/Enhanced City and Zip:	WADE CLOSED LANDFILL CA	VISTA ID#:	3795195
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	LANDFILL-C
Agency Address:	SAME AS ABOVE		
Facility Type:	SANITARY LANDFILL		
Facility Status:	CLOSED		
Permit Status:	NOT REPORTED		
Property Address with VISTA Verified/Enhanced City and Zip:	WHITEFEATHER FARMS COMPOSTIN CA	VISTA ID#:	3795196
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	COMPOSTING
Agency Address:	SAME AS ABOVE		
Facility Type:	RUBBLE FILL (DEMO,ETC)		
Facility Status:	NOT REPORTED		
Permit Status:	NOT REPORTED		
Property Address with VISTA Verified/Enhanced City and Zip:	WEST RIVERSIDE INACTIVE LANDFIL CA	VISTA ID#:	3795198
DETAILS REGARDING:	County SWLF / SRC# 1643	Agency ID	LANDFILL-I
Agency Address:	SAME AS ABOVE		
Facility Type:	SANITARY LANDFILL		
Facility Status:	INACTIVE		
Permit Status:	NOT REPORTED		



**APPENDIX D**  
**SITE PHOTOGRAPHS**

WYLE-NORCO	
ROLL/ PHOTO	PHOTO DESCRIPTIONS
1-1	Heat exchanger at Area C, View 1.
1-2	Heat exchanger at Area C, View 2.
1-3	Area B concrete slabs looking southward toward hazardous materials storage area.
1-4	Hazardous Materials storage area looking south.
1-5	Drums of Tellus oil and miscellaneous chemicals stored in hazardous material storage area.
1-6	Disposal containers in hazardous material storage area.
1-7	Northern end of hazardous material storage area.
1-8	Southern California Edison transformers adjacent to former Administration building.
1-9	First photo of a two photo panorama taken from former Administration building parking lot looking east.
1-10	Second photo of a two photo panorama taken from former Administration Building parking lot looking east.
1-11	Nitrogen Tetraoxide scrubber at northend of Area E looking north.
1-12	Looking toward east. View of former Administration building, area B, C, and D looking west from Area E.
1-13	Boiler at EPRI test area.
1-14	Piping at EPRI test area.
1-15	Second boiler at EPRI test area.
1-16	Test equipment and piping at EPRI test area.
1-17	First of a four photo panorama taken from the southeast corner of site (above Area J). Looking west to north.
1-18	Second of a four photo panorama taken from southeast corner of site (as one area J). Looking west to north.
1-19	Third of a four photo panorama taken from the southeast corner of site (above Area J). Looking west to north.
1-20	Fourth of a four photo panorama taken from the southeast corner of site (above Area J). Looking west to north.
1-21	Boiler in the LOCA building.
1-22	Aboveground and underground storage tanks at the motor pool.
1-23	UST vent, fill, discharge and vapor return piping.
1-24	Motor pool service bay showing oil filter drainage, bulk oil storage, and degreaser.
1-25	Bulk materials storage in motor pool service bay.
1-26	Automotive batteries stored in the service bay.
1-27	South end of Area E taken from top of E-Area hill (Area where scrubbed Hydrazene was discharged).





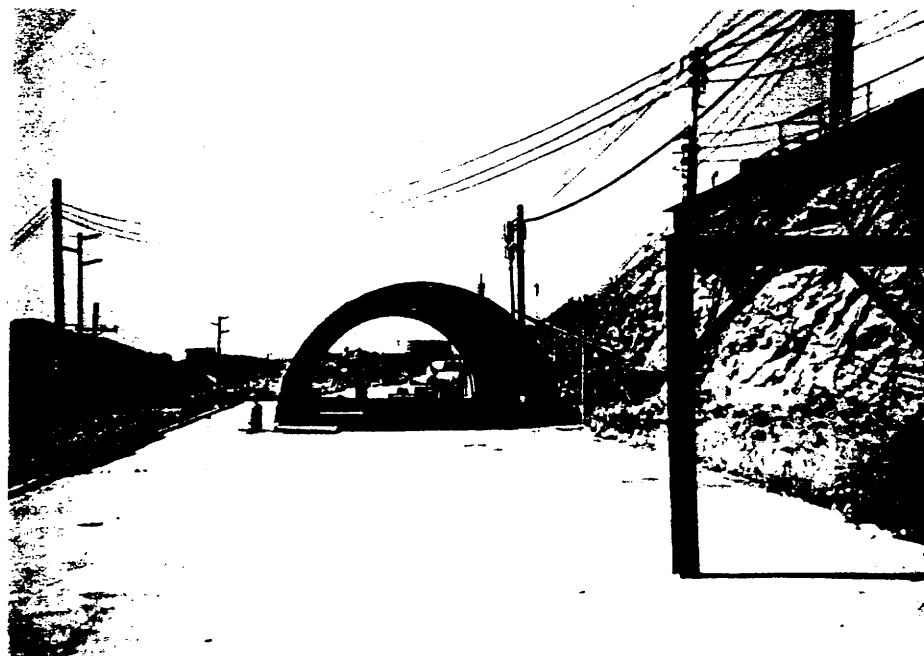
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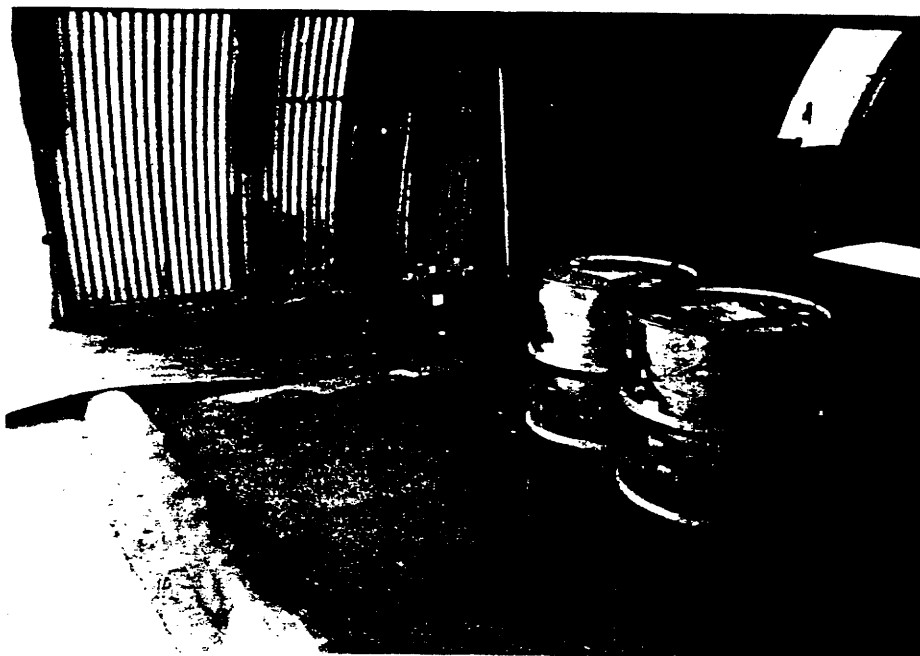
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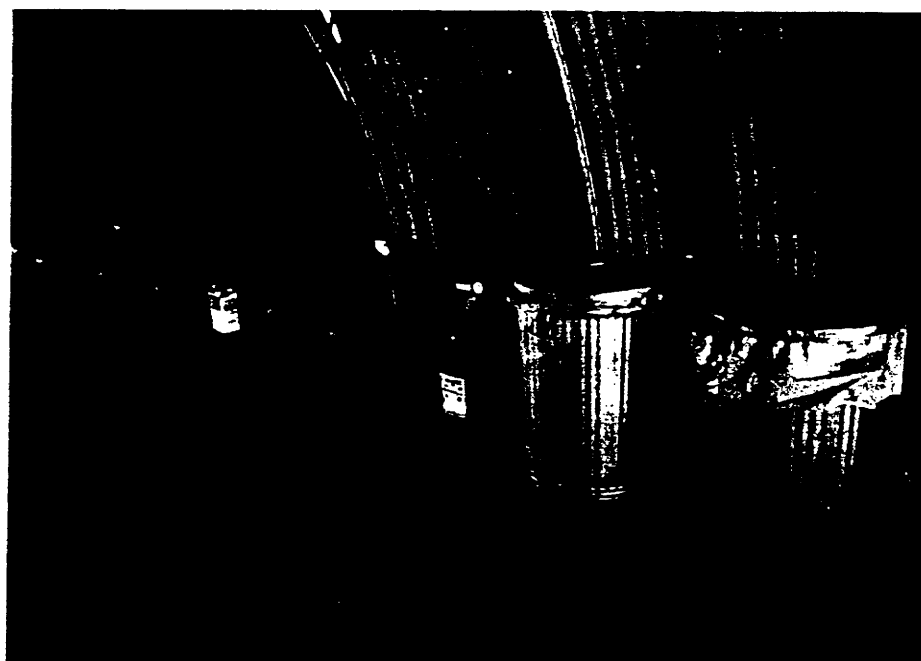
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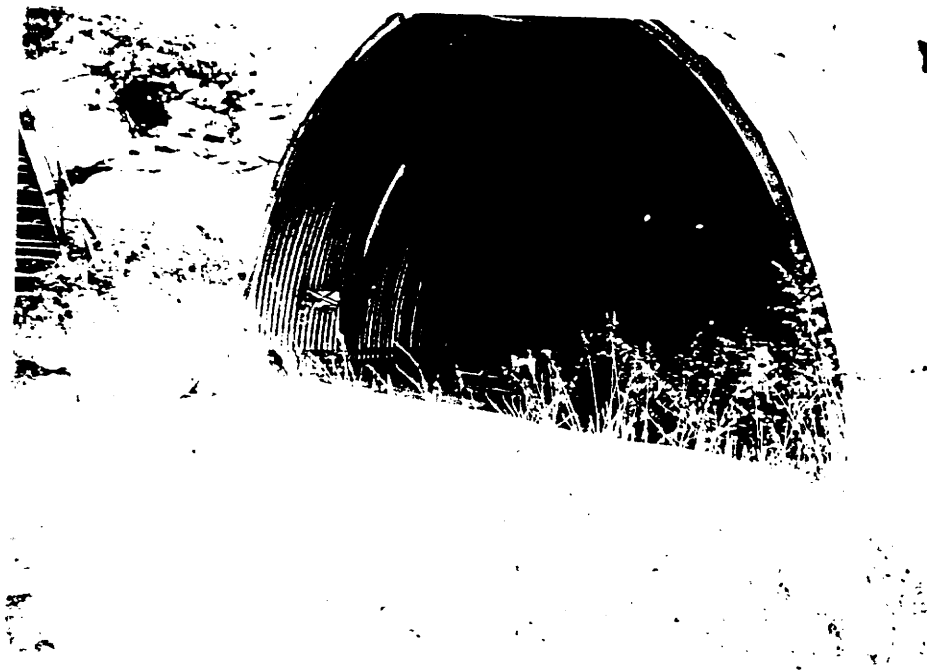
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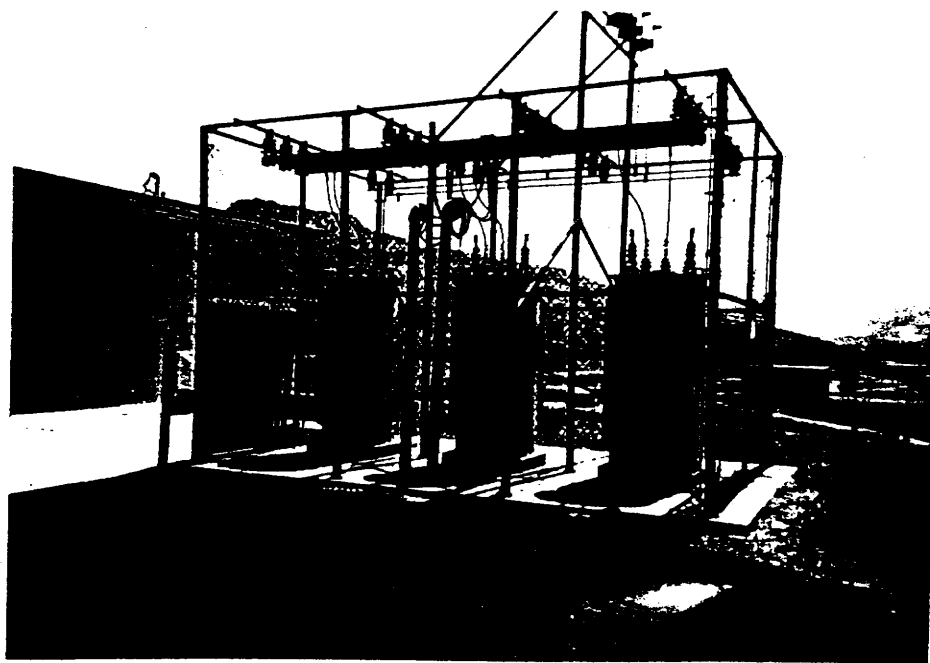
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Photograph #1-6



Photograph # 1-7



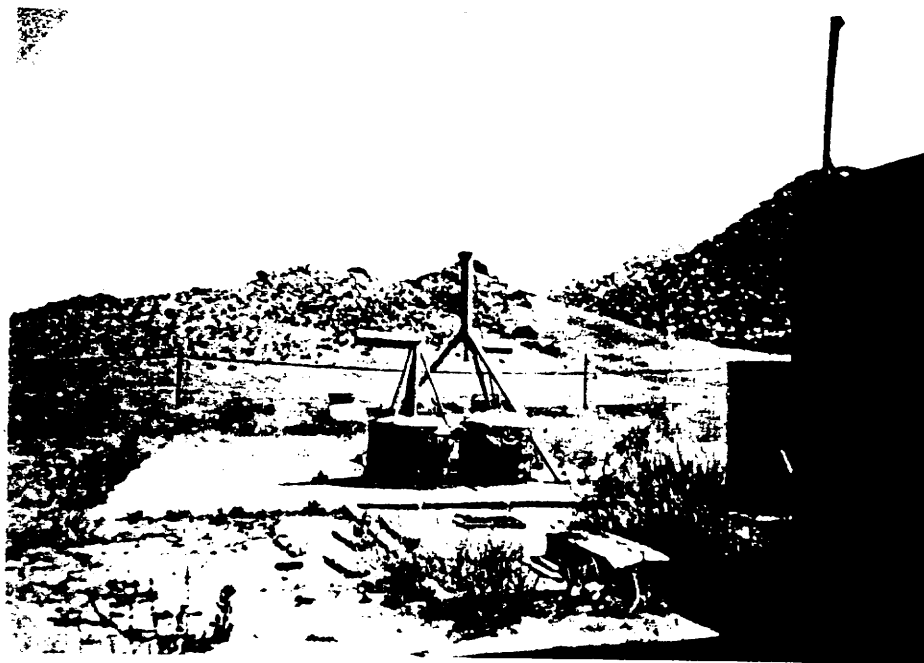
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Photograph #1-9



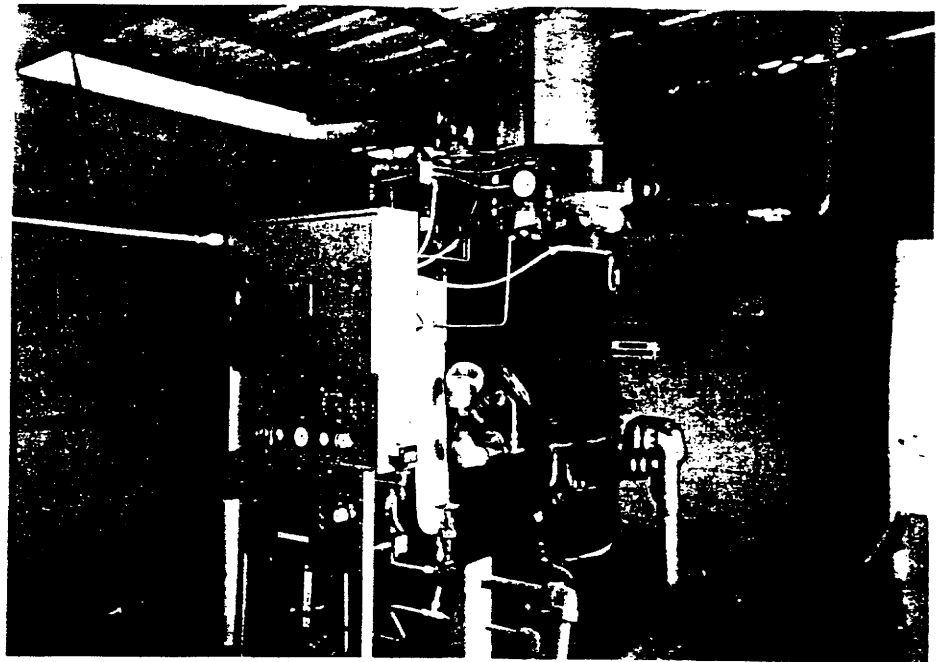
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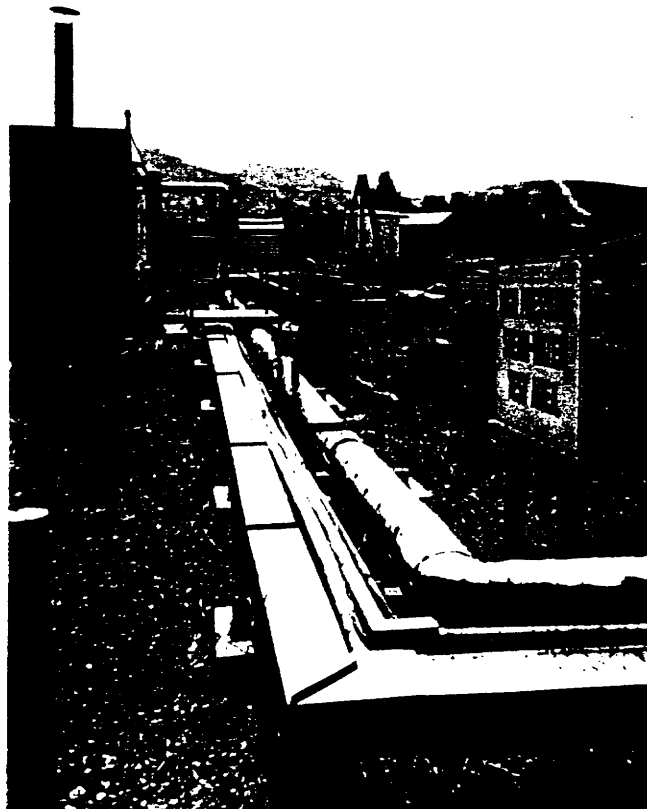
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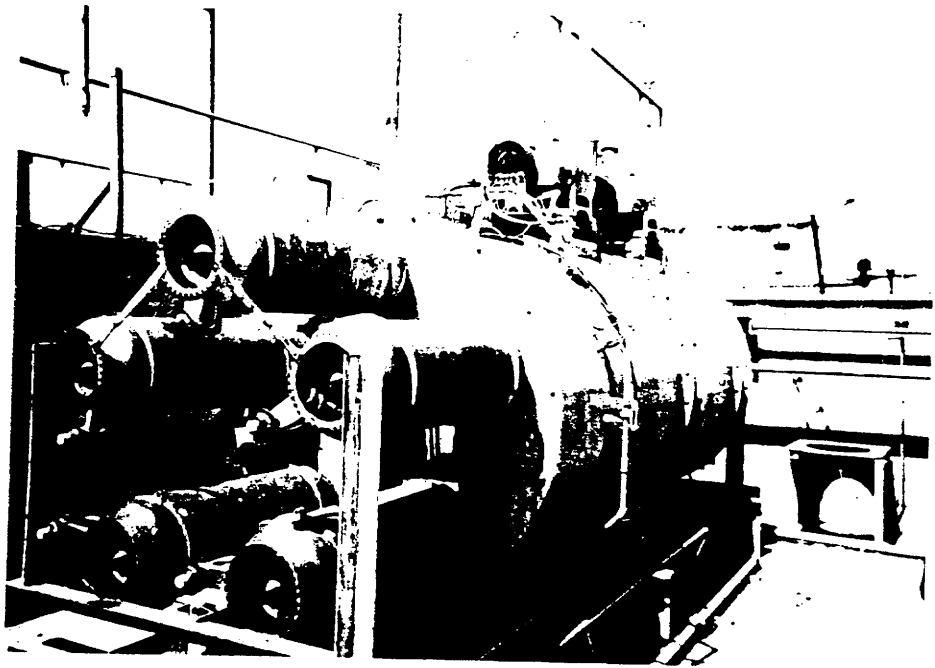
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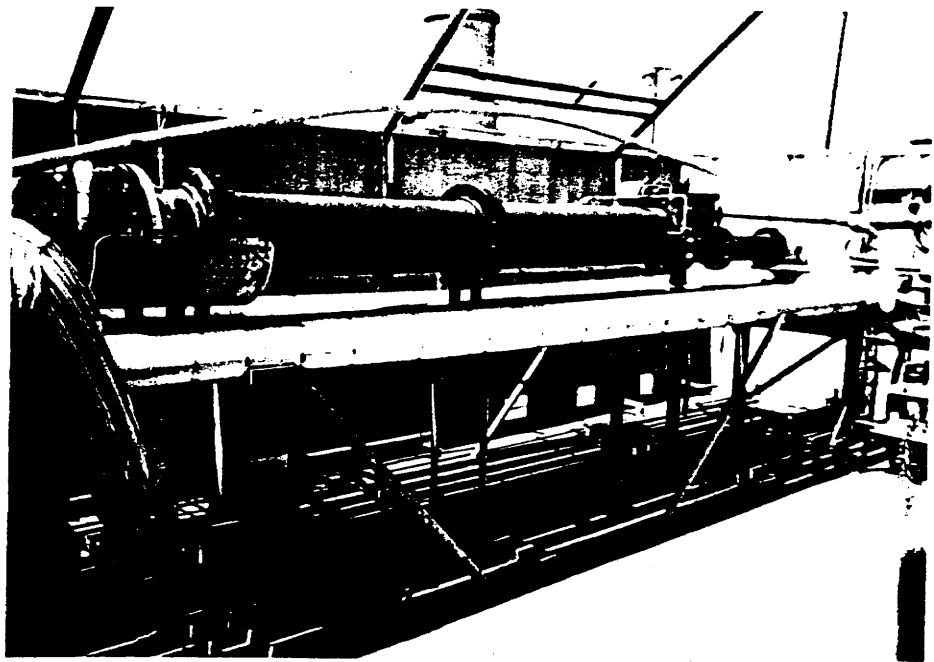
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Photograph #1-14



Photograph #1-15

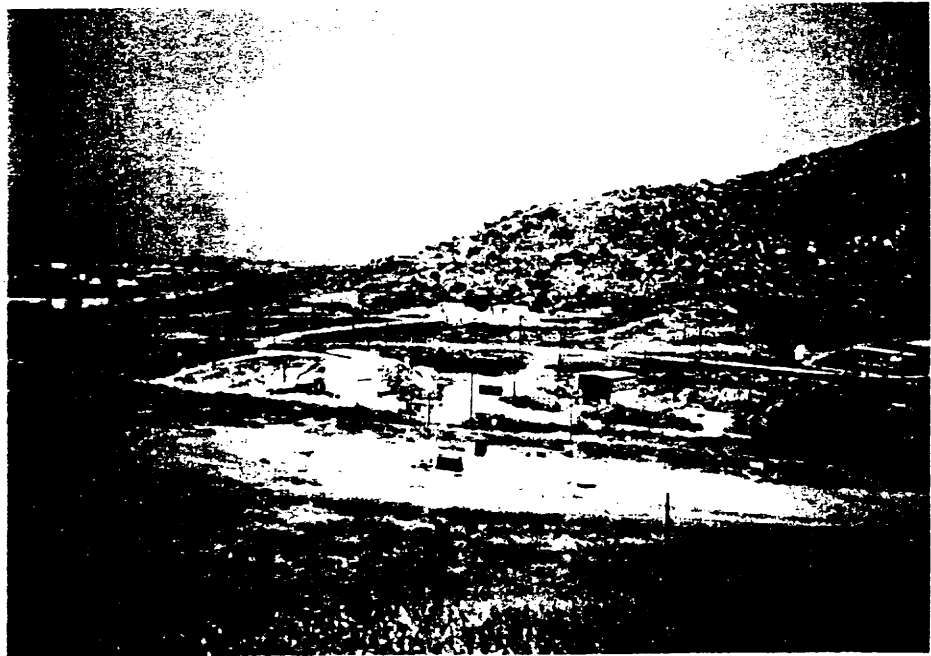


Photograph #1-16





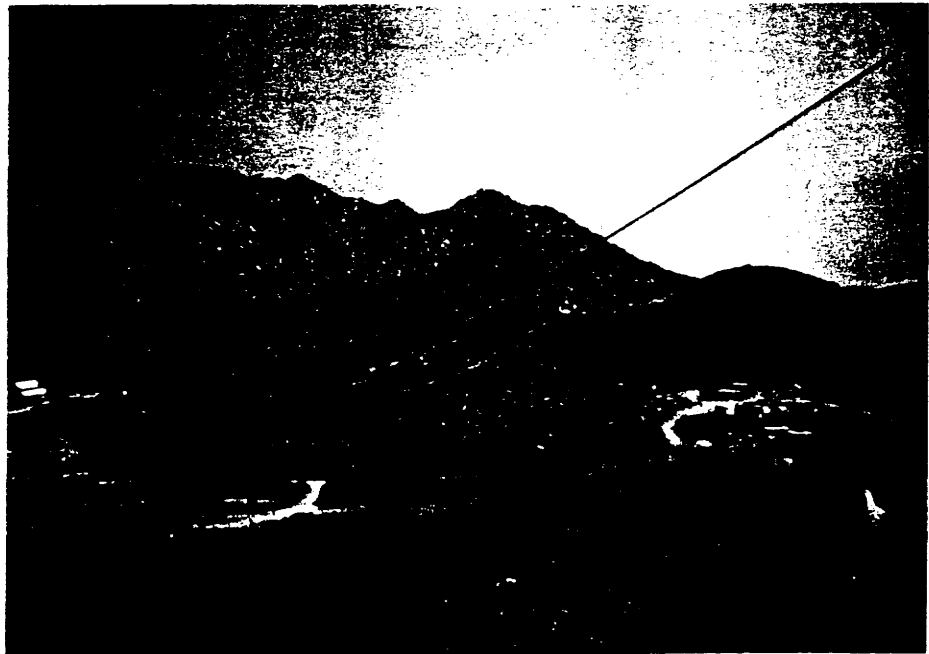
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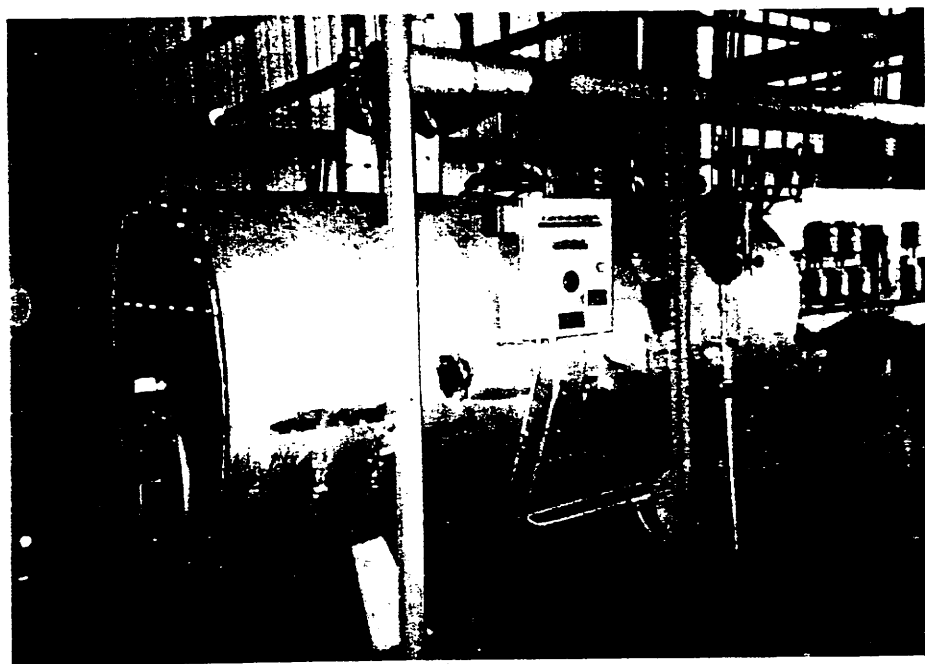
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Photograph # 1-19



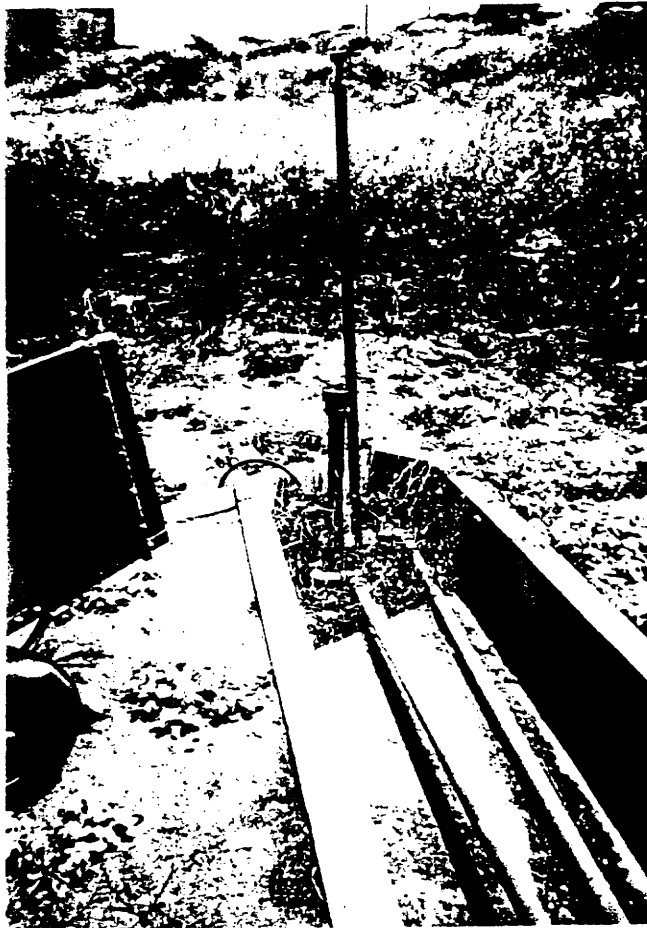
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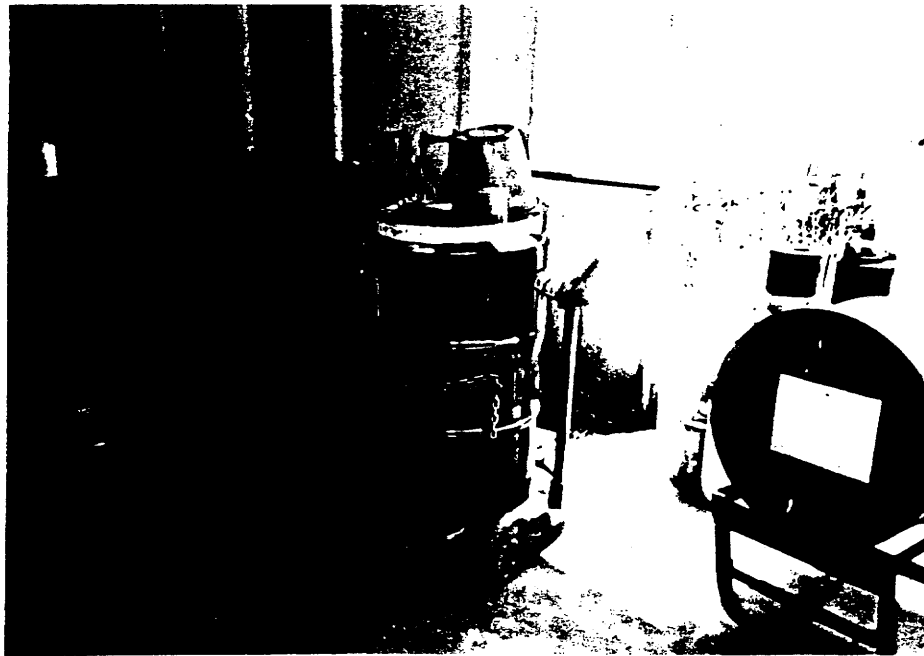
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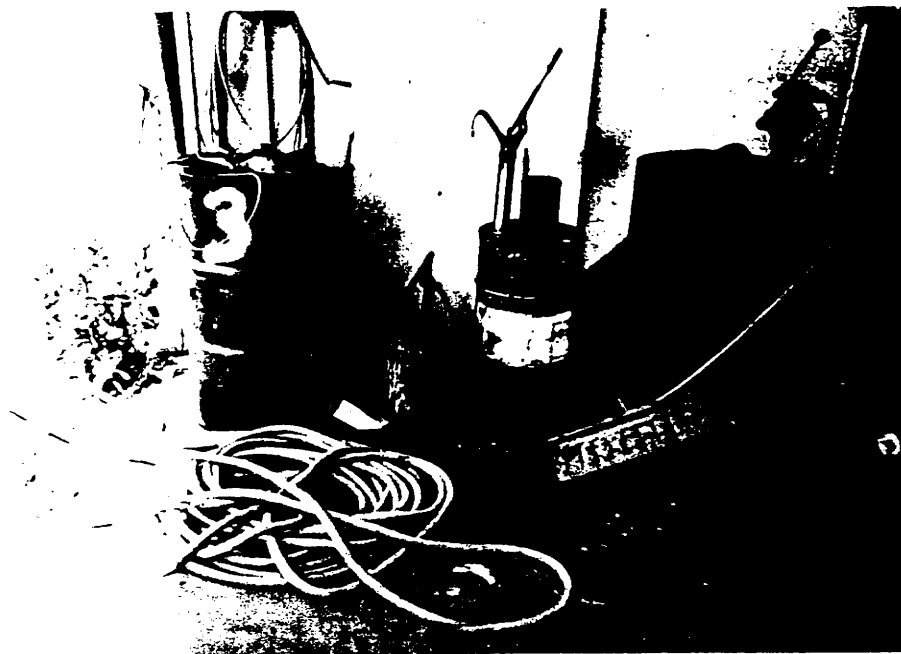
Photograph #1-22



Photograph # 1-23



Photograph # 1-24



Photograph #1-25



Photograph #1-26

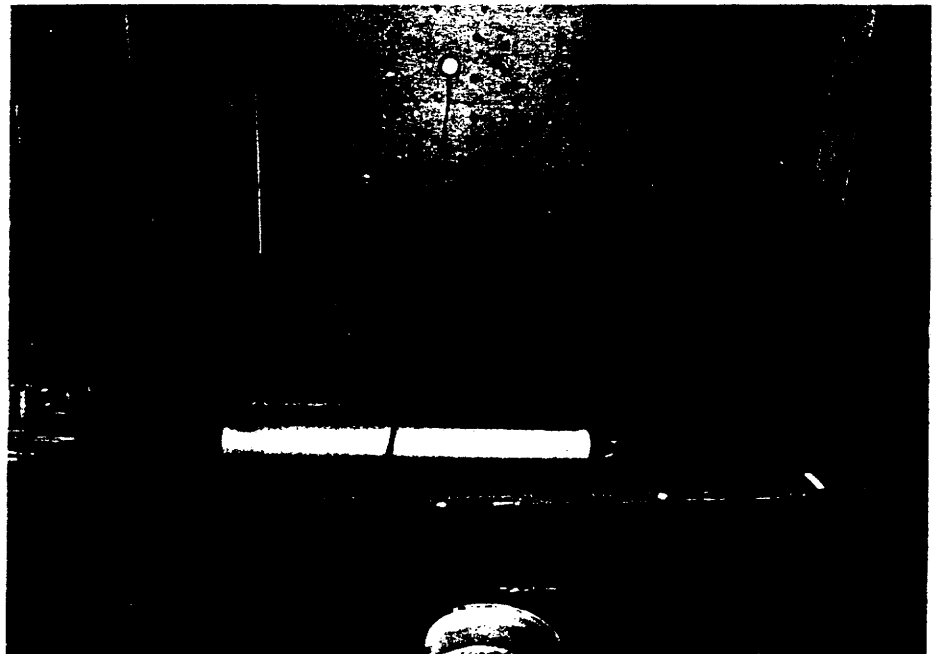


Photograph #1-27

WYLE-NORCO	
ROLL/ PHOTO	PHOTO DESCRIPTIONS
2-1	Looking southwest from building F-10 toward LOCA building. Stained pavement from hydraulic oil releases.
2-2	Hydraulic shaker platform in building F-10.
2-3	View into equipment vault at building F-10 (poor quality image).
2-4	View from LOCA building across main road toward south showing area of oil staining.
2-5	Circular vault in nuclear test area looking toward the east.
2-6	Circular vault in nuclear test area looking toward the west. Photo also shows the nuclear test facility.
2-7	Hydraulic sump room at building F-2. Storm drain is to the left of the sump room and the test bay is to the right.
2-8	Hydraulic pump room at building F-2 showing oily floor. (Poor quality image).
2-9	View inside building F-3. (Poor image).
2-10	Hydraulic pump outside of building F-3 (?).
2-11	First photo of a two photo panorama of F-5 test chambers looking northwest.
2-12	Second photo of a two panorama of F-5 test chambers looking northwest.
2-13	North side of MX building showing area where hydraulic pump had been positioned. View looking east toward J-15, rocket test site.
2-14	Centrifuge at J-9 looking south from top of berm.
2-15	Wyle sign at front gate.
2-16	Reported location of a Norco Battery.

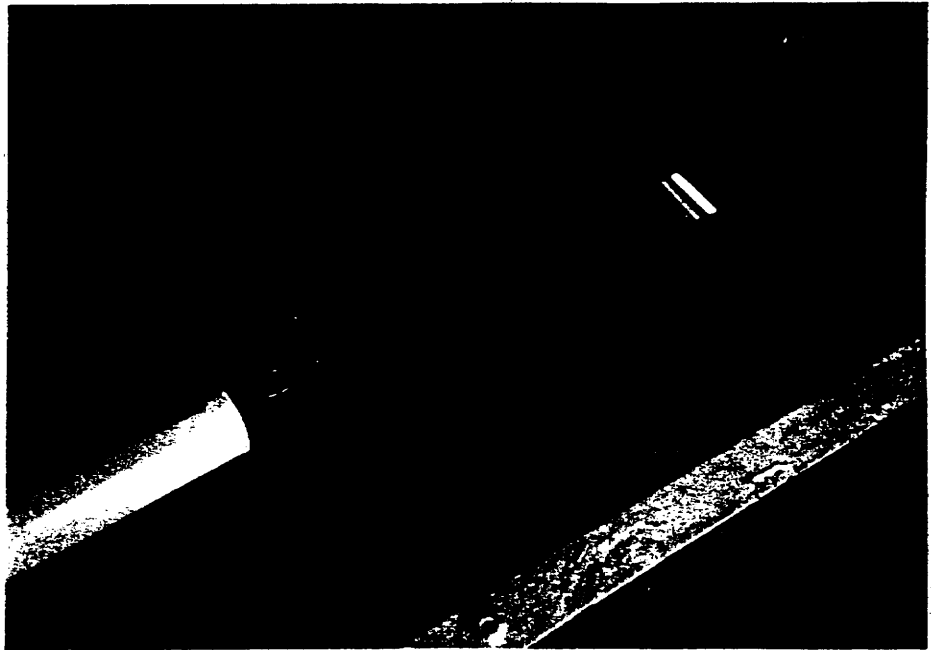


Photograph # 2-1



Photograph #2-2

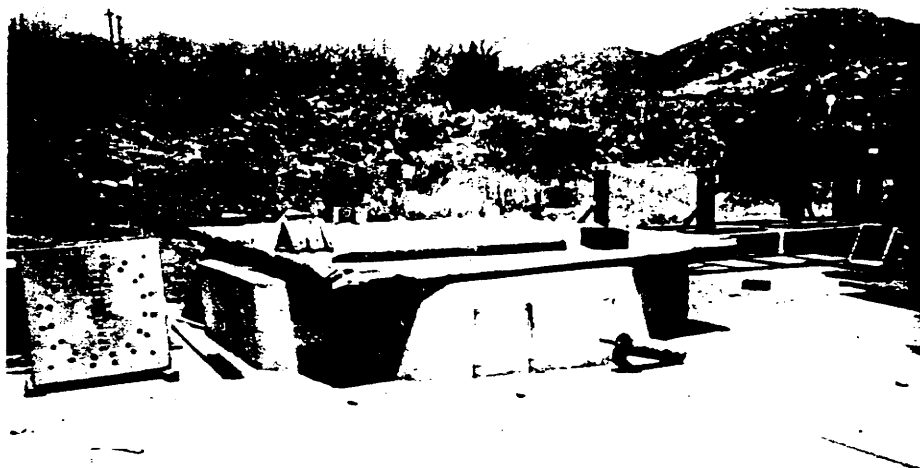




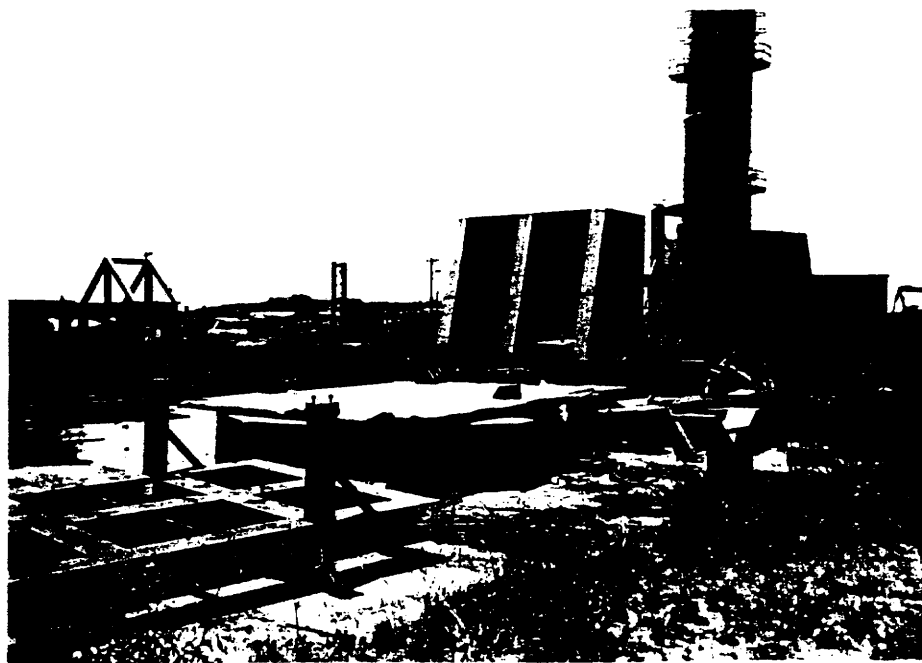
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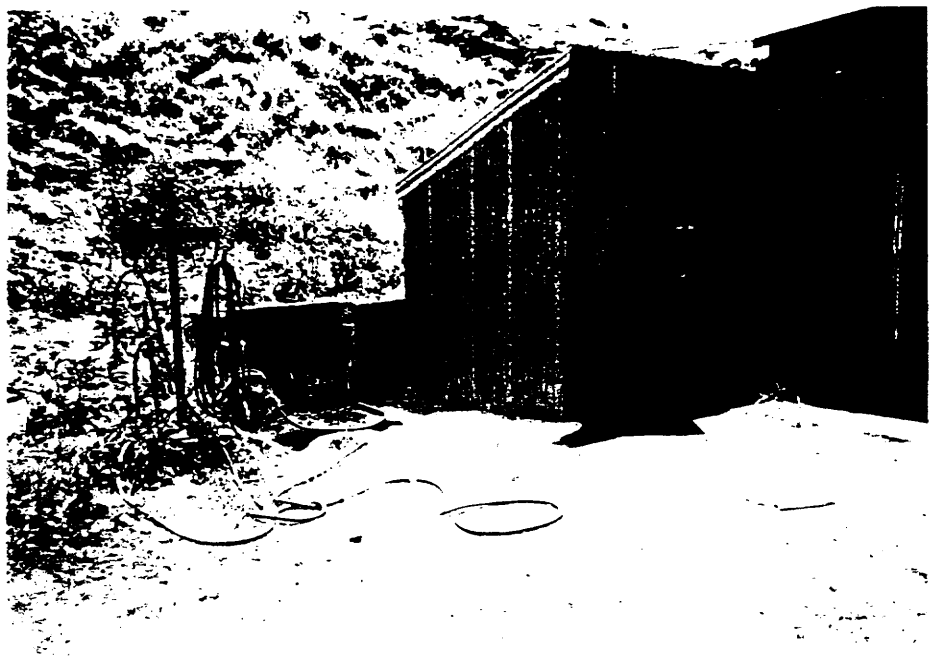
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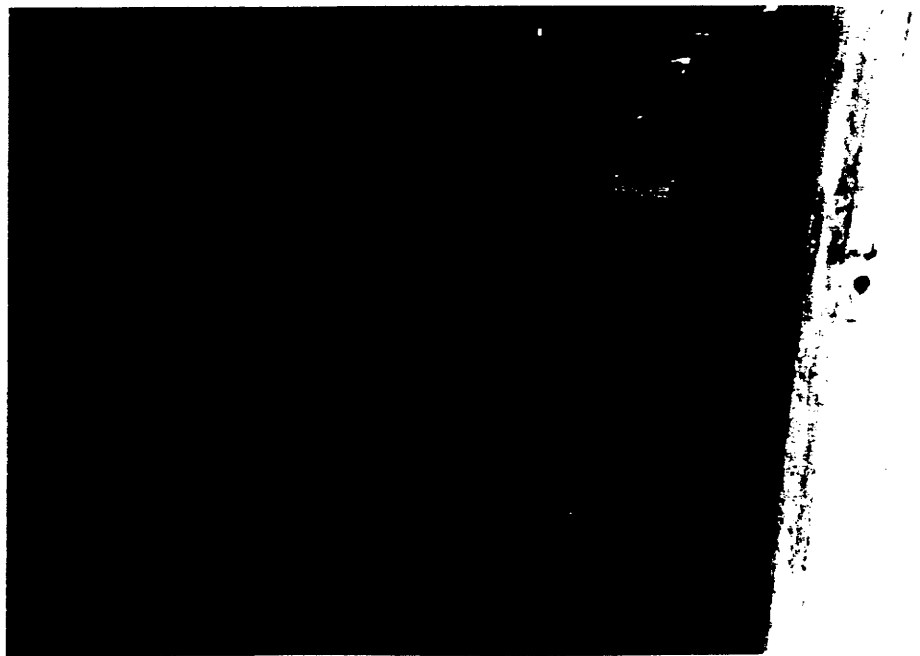
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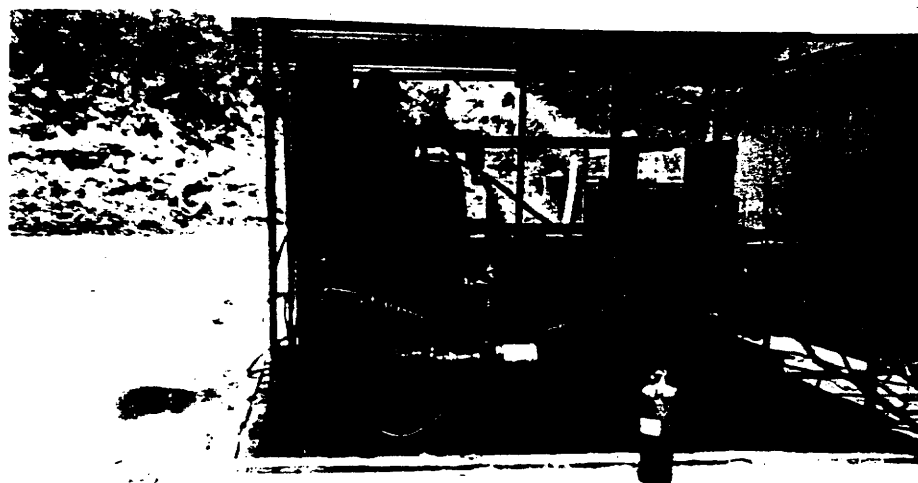
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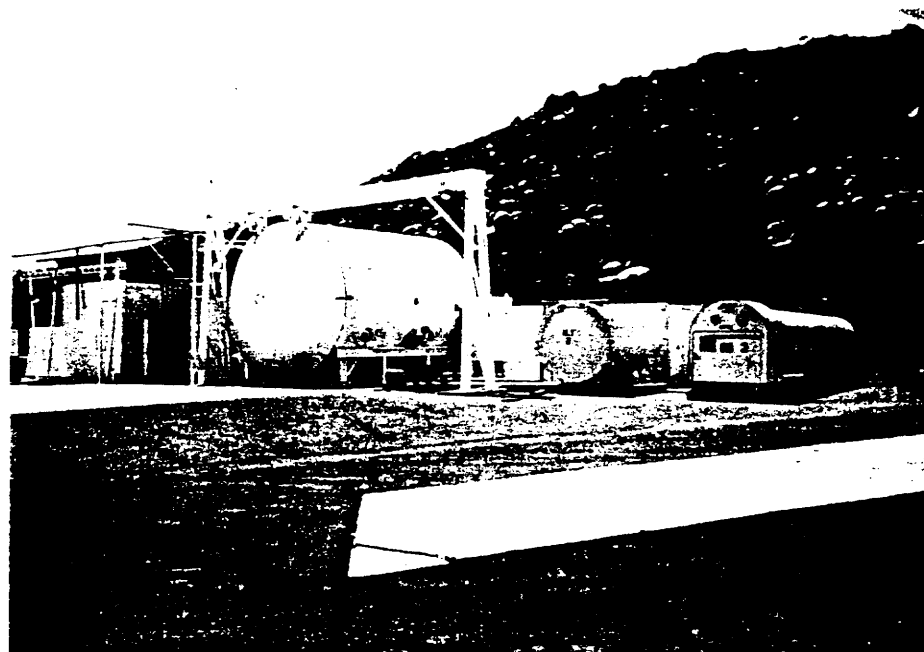
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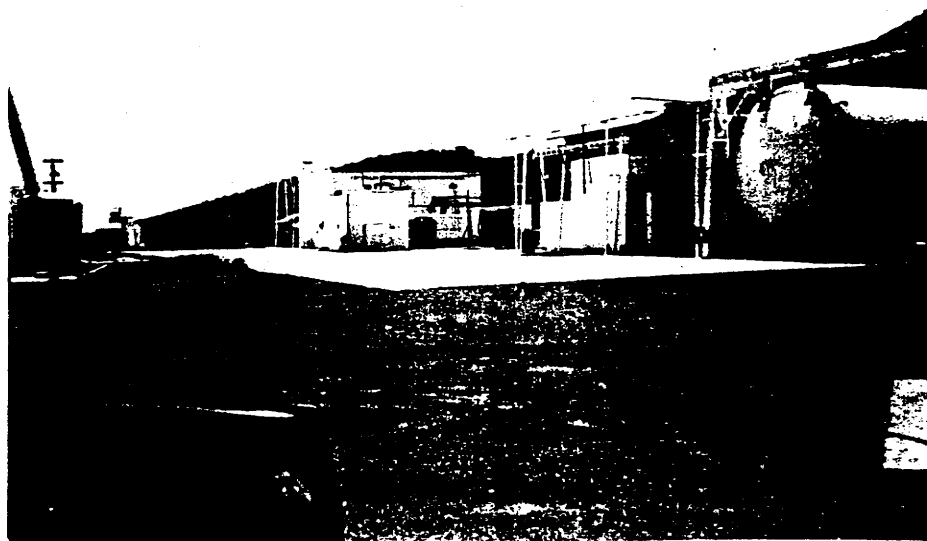
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Photograph # 2-10



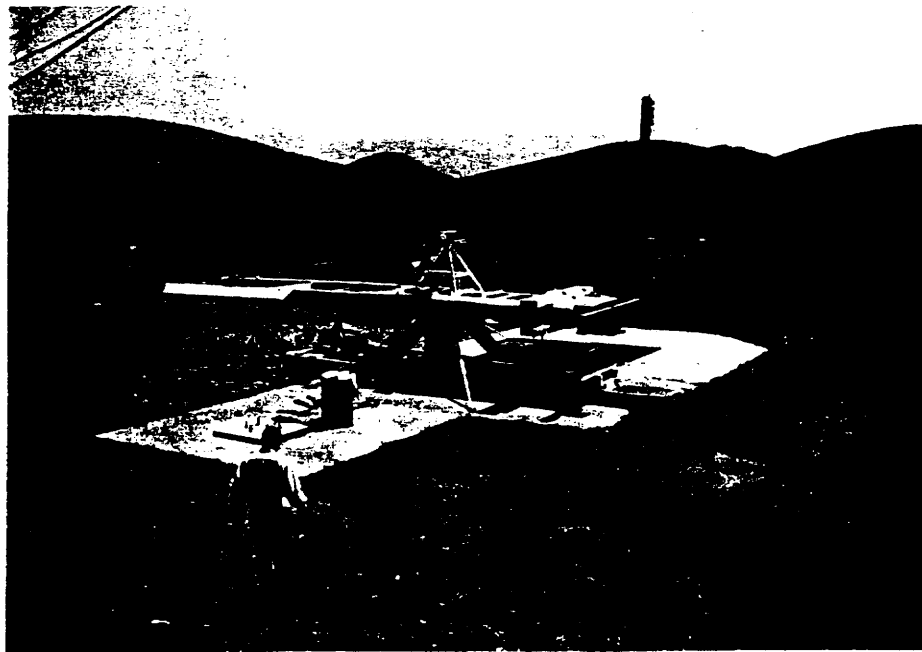
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Photograph #2-12



Photograph # 2-13



Photograph # 2-14



Photograph # 2-15



Photograph #2-16

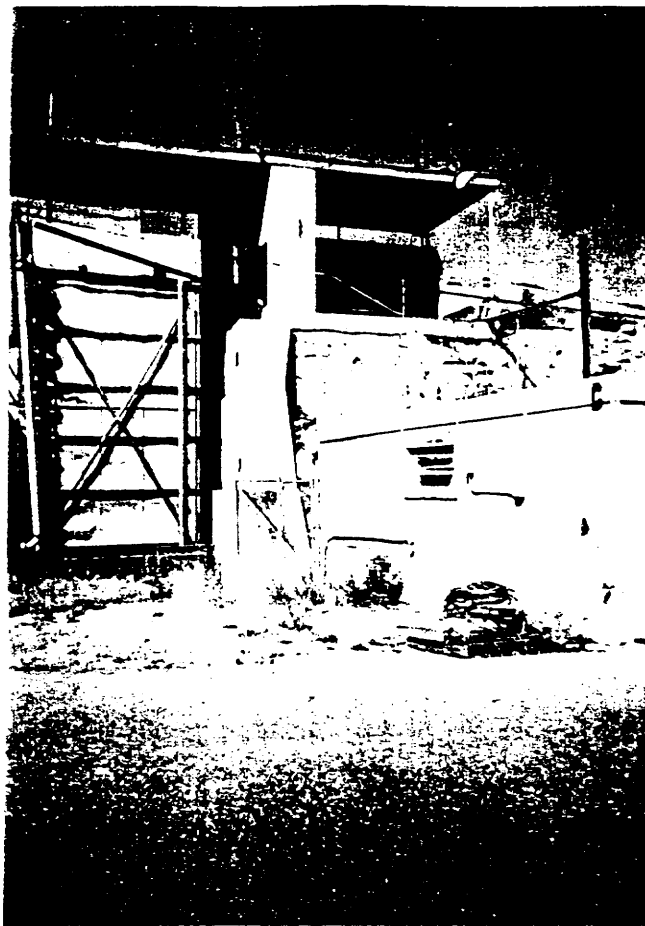


Photograph # 3-1



Photograph # 3-2

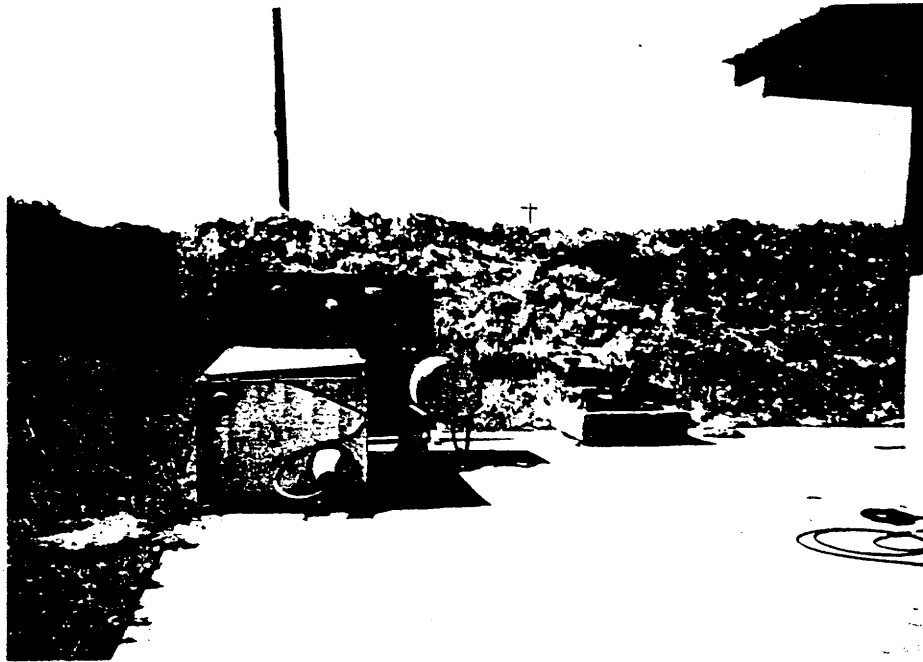




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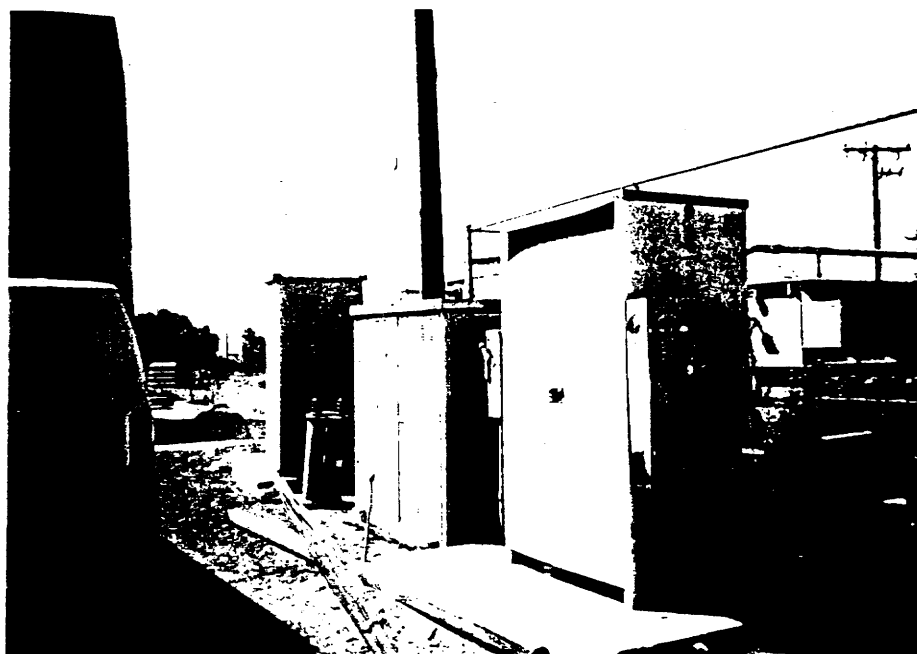
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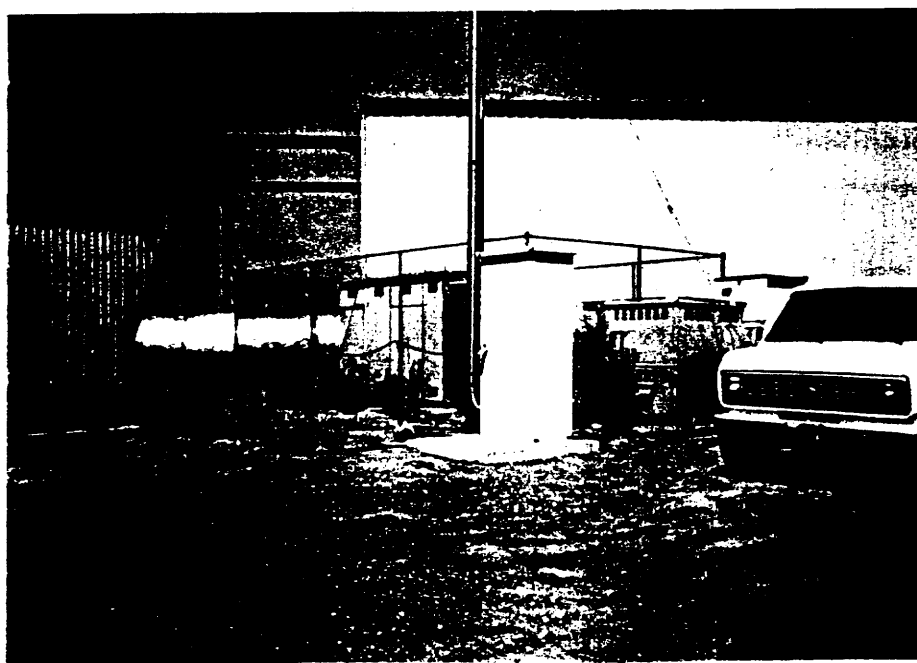
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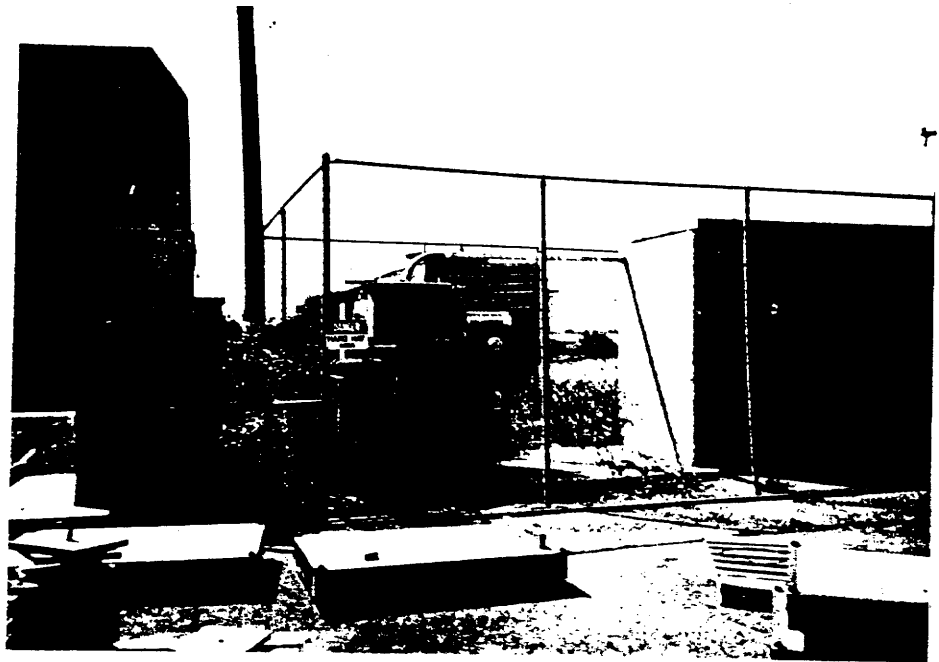
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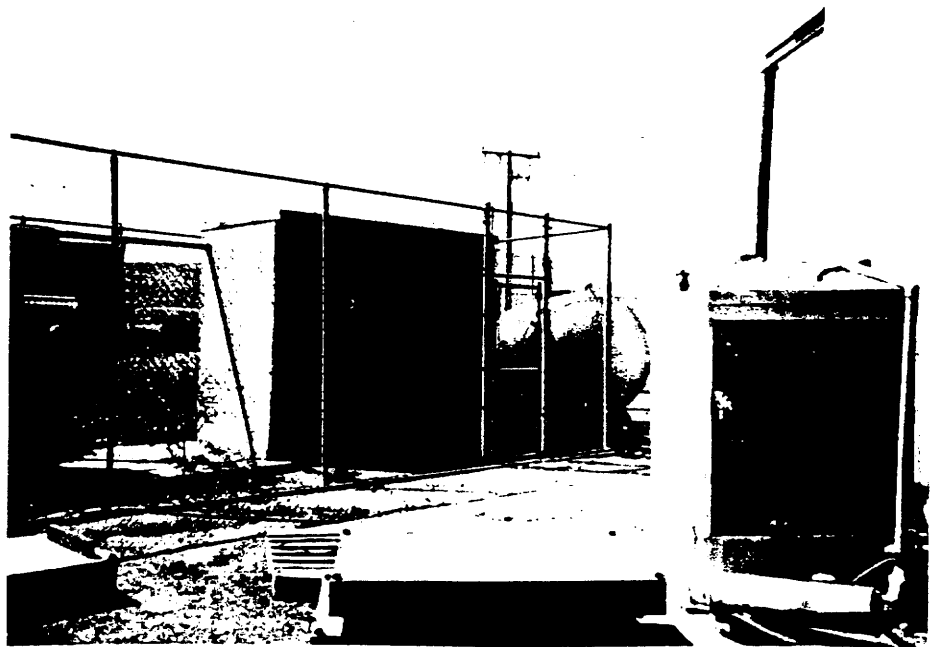
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Photograph # 3-8



Photograph # 3-9



Photograph #3-10



Photograph #3-11



Photograph #3-12



Photograph #3-13

**APPENDIX E**

**LABORATORY RESULTS AND CHAIN-  
OF-CUSTODY DOCUMENTATION**

RECEIVED



Del Mar Analytical

AUG 29 1994

Blasland, Bouck & Lee

2852 Alton Ave., Irvine, CA 92714

1014 E. Cooley Dr., Suite A, Colton, CA 92324

36525 Sherman Way, Suite C-11, Van Nuys, CA 91406

2465 W. 12th St., Suite 1, Tempe, AZ 85281

(714) 261-1022 FAX (714) 261-1223

(909) 370-4667 FAX (909) 372-1046

(818) 779-1844 FAX (818) 779-1843

(602) 968-8272 FAX (602) 968-1538

Blasland, Bouck & Lee  
8001 Irvine Center Dr., Ste. 880  
Irvine, CA 92718-2920  
Attention: Stuart Batstone

Client Project ID: 01901.02  
Wyle Lab  
Analysis Method: EPA 5030/CA DHS Mod. 8015  
First Sample #: DH03804

Sampled: Aug 15, 1994  
Received: Aug 15, 1994  
Analyzed: Aug 19, 1994  
Reported: Aug 19, 1994

### VOLATILE FUEL HYDROCARBONS (CA DHS Mod. EPA 8015)

Laboratory Number	Sample Description Water	Volatile Fuel Hydrocarbons µg/L (ppb)
DH03804	Circular Vault	N.D.

Detection Limit

50

Volatile Fuel Hydrocarbons are quantitated against a gasoline standard. Hydrocarbons detected by this method range from C6 to C15.

Analytes reported as N.D. were not present above the stated limit of detection.

DEL MAR ANALYTICAL, IRVINE (ELAP #1197)

*Gary Steube*

Gary Steube  
Laboratory Director

DH03804.BBL <1 of 8>





# Del Mar Analytical

2852 Alton Ave., Irvine, CA 92714  
1014 E. Cooley Dr., Suite A, Coitton, CA 92524  
16525 Sherman Way, Suite C-11, Van Nuys, CA 91406  
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909/370-4667 FAX 909/370-1046  
818/779-1844 FAX 818/779-1845  
602/968-8272 FAX 602/968-1538

Blasiand, Bouck & Lee  
8001 Irvine Center Dr., Ste. 880  
Irvine, CA 92718-2920  
Attention: Stuart Batstone

Client Project ID: 01901.02  
Wyle Lab  
Analysis Method: EPA 3510/CA DHS Mod. 8015  
First Sample #: DH03804

Sampled: Aug 15, 1994  
Received: Aug 15, 1994  
Analyzed: Aug 19, 1994  
Reported: Aug 19, 1994

## EXTRACTABLE FUEL HYDROCARBONS (CA DHS Mod. EPA 8015)

Laboratory Number	Sample Description Water	Extractable Hydrocarbons mg/L (ppm)	Hydrocarbon Type
DH03804	Circular Vault	2.5	C9-C40

Detection Limit:

0.50

Extractable Hydrocarbons are quantitated against a diesel fuel standard. Hydrocarbons detected by this method range from C8 to C40.

Analytes reported as N.D. were not present above the stated limit of detection.

DEL MAR ANALYTICAL, IRVINE (ELAP #1197)

*Gary Steube*  
Gary Steube  
Laboratory Director

DH03804.BBL <2 of 8>



# Del Mar Analytical

2852 Alton Ave., Irvine, CA 92714 714/261-1022 FAX 714/261-1023  
1014 E. Cooley Dr., Suite A, Colton, CA 92324 909/370-4667 FAX 909/370-1246  
16525 Sherman Way, Suite C-11, Van Nuys, CA 91406 818/779-1844 FAX 818/779-1343  
2465 W. 12th St., Suite 1, Tempe, AZ 85281 602/968-8272 FAX 602/968-1558

Blasland, Bouck & Lee  
8001 Irvine Center Dr., Ste. 880  
Irvine, CA 92718-2920  
Attention: Stuart Batstone

Client Project ID: 01901.02  
Wyle Lab  
Analysis Method: EPA 418.1 (I.R. with clean-up)  
First Sample #: DH03804

Sampled: Aug 15, 1994  
Received: Aug 15, 1994  
Analyzed: Aug 18, 1994  
Reported: Aug 19, 1994

## TOTAL RECOVERABLE PETROLEUM HYDROCARBONS (EPA 418.1)

Laboratory Number	Sample Description Water	Petroleum Hydrocarbons mg/L (ppm)
DH03804	Circular Vault	4.2

Detection Limit:

1.0

Analytes reported as N.D. were not present above the stated limit of detection.

DEL MAR ANALYTICAL, IRVINE (ELAP #1197)

*Gary Steube*  
Gary Steube  
Laboratory Director

DH03804.BBL <3 of 8>



# Del Mar Analytical

2852 Alton Ave. Irvine, CA 92714  
1014 E Cooley Dr. Suite A, Colton, CA 92324  
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2465 W 12th St., Suite 1, Tempe, AZ 85281

714 261 1222 FAX 714 261 1228  
909 570 4667 FAX 909 570 1246  
818 779 1844 FAX 818 779 1945  
602 968 8272 FAX 602 968 1333

Blasland, Bouck & Lee  
8001 Irvine Center Dr., Ste. 880  
Irvine, CA 92718-2920  
Attention: Stuart Batstone

Client Project ID: 01901.02  
Wyle Lab  
Sample Descript: Water, Circular Vault  
Lab Number: DH03804

Sampled: Aug 15, 1994  
Received: Aug 15, 1994  
Analyzed: Aug 17, 1994  
Reported: Aug 19, 1994

## VOLATILE ORGANICS by GC/MS (EPA 8240)

Analyte	Detection Limit µg/L (ppb)	Sample Result µg/L (ppb)
Acetone.....	10	N.D.
Benzene.....	2.0	N.D.
Bromodichloromethane.....	2.0	N.D.
Bromoform.....	2.0	N.D.
Bromomethane.....	5.0	N.D.
2-Butanone.....	10	N.D.
Carbon disulfide.....	5.0	N.D.
Carbon tetrachloride.....	5.0	N.D.
Chlorobenzene.....	2.0	N.D.
Chlorodibromomethane.....	2.0	N.D.
Chloroethane.....	5.0	N.D.
2-Chloroethyl vinyl ether.....	2.0	N.D.
Chloroform.....	2.0	N.D.
Chloromethane.....	5.0	N.D.
1,1-Dichloroethane.....	2.0	N.D.
1,2-Dichloroethane.....	2.0	N.D.
1,1-Dichloroethene.....	5.0	N.D.
cis-1,2-Dichloroethene.....	2.0	N.D.
trans-1,2-Dichloroethene.....	2.0	N.D.
1,2-Dichloropropane.....	2.0	N.D.
cis-1,3-Dichloropropene.....	2.0	N.D.
trans-1,3-Dichloropropene.....	2.0	N.D.
Ethylbenzene.....	2.0	N.D.
2-Hexanone.....	10	N.D.
Methylene chloride.....	10	N.D.
4-Methyl-2-pentanone.....	5.0	N.D.
Styrene.....	2.0	N.D.
1,1,2,2-Tetrachloroethane.....	2.0	N.D.
Tetrachloroethene.....	2.0	N.D.
Toluene.....	2.0	N.D.
1,1,1-Trichloroethane.....	2.0	N.D.
1,1,2-Trichloroethane.....	2.0	N.D.
Trichloroethene.....	2.0	N.D.
Trichlorofluoromethane.....	5.0	N.D.
Vinyl acetate.....	5.0	N.D.
Vinyl chloride.....	5.0	N.D.
Total Xylenes.....	2.0	N.D.

Analytes reported as N.D. were not present above the stated limit of detection.

DEL MAR ANALYTICAL, IRVINE (ELAP #1197)

*Gary Steube*  
Gary Steube  
Laboratory Director

Surrogate Standard Recoveries (Accept. Limits):	
1,2-Dichloroethane-d4 (76-114).....	92%
Toluene-d8 (88-110).....	90%
4-Bromofluorobenzene (86-115).....	93%

DH03804.BBL <4 of 8>



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Blasiand, Bouck & Lee  
8001 Irvine Center Dr., Ste. 880  
Irvine, CA 92718-2920  
Attention: Stuart Batstone

## Method Blank

Analyzed: Aug 19, 1994  
Reported: Aug 19, 1994  
Matrix: Water

### VOLATILE FUEL HYDROCARBONS (CA DHS Mod. EPA 8015)

Laboratory Description	Volatile Fuel Hydrocarbons µg/L (ppb)
Method Blank	N.D.

Detection Limit:

50

Volatile Fuel Hydrocarbons are quantitated against a gasoline standard. Hydrocarbons detected by this method range from C6 to C15.

Analytes reported as N.D. were not present above the stated limit of detection.

DEL MAR ANALYTICAL, IRVINE (ELAP #1197)

*Gary Steube*  
Gary Steube  
Laboratory Director

DH03804.BBL <5 of 8>



Del Mar Analytical

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Blasland, Bouck & Lee  
8001 Irvine Center Dr., Ste. 880  
Irvine, CA 92718-2920  
Attention: Stuart Batstone

**Method Blank**

Analyzed: Aug 19, 1994  
Reported: Aug 19, 1994  
Matrix: Water

**EXTRACTABLE FUEL HYDROCARBONS (CA DHS Mod. EPA 8015)**

Laboratory Description	Extractable Hydrocarbons mg/L (ppm)	Hydrocarbon Type
Method Blank	N.D.	N.A.

Detection Limit:

0.50

Extractable Hydrocarbons are quantitated against a diesel fuel standard. Hydrocarbons detected by this method range from C8 to C40.

Analytes reported as N.D. were not present above the stated limit of detection.

DEL MAR ANALYTICAL, IRVINE (ELAP #1197)

*Gary Steube*

Gary Steube  
Laboratory Director

DH03804.BBL <6 of 8>



Del Mar Analytical

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Blasland, Bouck & Lee  
8001 Irvine Center Dr., Ste. 880  
Irvine, CA 92718-2920  
Attention: Stuart Batstone

**Method Blank**

Analyzed: Aug 18, 1994  
Reported: Aug 19, 1994  
Matrix: Water

**TOTAL RECOVERABLE PETROLEUM HYDROCARBONS (EPA 418.1)**

Laboratory Description	Petroleum Hydrocarbons mg/L (ppm)
Method Blank	N.D.

Detection Limit:

1.0

Analytes reported as N.D. were not present above the stated limit of detection.

DEL MAR ANALYTICAL, IRVINE (ELAP #1197)

*Gary Steube*  
Gary Steube  
Laboratory Director

DH03804.BBL <7 of 8>



# Del Mar Analytical

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Blasland, Bouck & Lee  
8001 Irvine Center Dr., Ste. 880  
Irvine, CA 92718-2920  
Attention: Stuart Batstone

## Method Blank

Analyzed: Aug 17, 1994  
Reported: Aug 19, 1994  
Matrix: Water

## VOLATILE ORGANICS by GC/MS (EPA 8240)

Analyte	Detection Limit µg/L (ppb)	Sample Result µg/L (ppb)
Acetone.....	10	N.D.
Benzene.....	2.0	N.D.
Bromodichloromethane.....	2.0	N.D.
Bromoform.....	2.0	N.D.
Bromomethane.....	5.0	N.D.
2-Butanone.....	10	N.D.
Carbon disulfide.....	5.0	N.D.
Carbon tetrachloride.....	5.0	N.D.
Chlorobenzene.....	2.0	N.D.
Chlorodibromomethane.....	2.0	N.D.
Chloroethane.....	5.0	N.D.
2-Chloroethyl vinyl ether.....	2.0	N.D.
Chloroform.....	2.0	N.D.
Chloromethane.....	5.0	N.D.
1,1-Dichloroethane.....	2.0	N.D.
1,2-Dichloroethane.....	2.0	N.D.
1,1-Dichloroethene.....	5.0	N.D.
cis-1,2-Dichloroethene.....	2.0	N.D.
trans-1,2-Dichloroethene.....	2.0	N.D.
1,2-Dichloropropane.....	2.0	N.D.
cis-1,3-Dichloropropene.....	2.0	N.D.
trans-1,3-Dichloropropene.....	2.0	N.D.
Ethylbenzene.....	2.0	N.D.
2-Hexanone.....	10	N.D.
Methylene chloride.....	10	N.D.
4-Methyl-2-pentanone.....	5.0	N.D.
Styrene.....	2.0	N.D.
1,1,2,2-Tetrachloroethane.....	2.0	N.D.
Tetrachloroethene.....	2.0	N.D.
Toluene.....	2.0	N.D.
1,1,1-Trichloroethane.....	2.0	N.D.
1,1,2-Trichloroethane.....	2.0	N.D.
Trichloroethene.....	2.0	N.D.
Trichlorofluoromethane.....	5.0	N.D.
Vinyl acetate.....	5.0	N.D.
Vinyl chloride.....	5.0	N.D.
Total Xylenes.....	2.0	N.D.

Analytes reported as N.D. were not present above the stated limit of detection.

DEL MAR ANALYTICAL, IRVINE (ELAP #1197)

*Gary Steube*  
Gary Steube  
Laboratory Director

Surrogate Standard Recoveries (Accept. Limits):	
1,2-Dichloroethane-d4 (76-114).....	101%
Toluene-d8 (88-110).....	95%
4-Bromofluorobenzene (86-115).....	95%

DH03804.BBL <8 of 8>



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## MS/MSD DATA REPORT

### EPA Method 8015 Volatile

Matrix: Water

Date: 08/19/94  
Sample #: DH03795  
Batch #: 081994\_15\_1

Analyte	R1	Sp	MS	MSD	PR1	PR2	RPD	Mean PR	Acceptance Limits	
	ppb	ppb	ppb	ppb	%	%	%	%	RPD	Mean PR
Hydrocarbons	8.8	110	130	120	110	101	8.6	106	<24	77 - 121

### Definition of Terms

R1..... Result of Sample Analysis  
Sp..... Spike Concentration added to sample  
MS..... Matrix Spike Result  
MSD..... Matrix Spike Duplicate Result  
PR1..... Percent Recovery of MS;  $((MS-R1)/SP) \times 100$   
PR2..... Percent Recovery of MSD;  $((MSD-R1)/SP) \times 100$   
RPD..... Relative Percent Difference;  $((MS-MSD)/(MS+MSD)/2) \times 100$   
Mean PR..... Mean Percent Recovery  
Acceptance Limits ..... Determined by in-house Control Charts

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QC DATA REPORT

EPA METHOD:  
Matrix

8015 by extraction  
Water

DATE: 8/19/94

SAMPLE # Blank

Analyte	R1	Sp	MS	MSD	PR1	PR2	RPD	MEAN PR
	ppm	ppm	ppm	ppm	%	%	%	%
Hydrocarbons	0	2.5	1.8	1.5	72%	60%	18.2%	66%

Definition of Terms:

R1..... Result of Sample Analysis

Sp..... Spike Concentration Added to Sample

MS..... Matrix Spike Result

MSD..... Matrix Spike Duplicate Result

PR1..... Percent Recovery of MS;  $(MS-R1) / SP \times 100$

PR2..... Percent Recovery of MSD;  $((MSD-R1) / SP \times 100$

RPD..... Relative Percent Difference;  $((MS-MSD)/(MS+MSD)/2) \times 100$

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**QC DATA REPORT**

**EPA METHOD:** 418.1  
**Matrix:** Water

**DATE:** 8/18/94

**SAMPLE #** Blank

Analyte	R1	Sp	MS	MSD	PR1	PR2	RPD	MEAN PR
	ppm	ppm	ppm	ppm	%	%	%	%
Hydrocarbons	0	5	4.1	4.1	82%	82%	0.0%	82%

**Definition of Terms:**

**R1.....** Result of Sample Analysis

**Sp.....** Spike Concentration Added to Sample

**MS.....** Matrix Spike Result

**MSD.....** Matrix Spike Duplicate Result

**PR1.....** Percent Recovery of MS;  $((MS-R1) / SP) \times 100$

**PR2.....** Percent Recovery of MSD;  $((MSD-R1) / SP) \times 100$

**RPD.....** Relative Percent Difference;  $((MS-MSD)/(MS+MSD)/2) \times 100$

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## QC DATA REPORT

### EPA METHOD 624

Matrix: water

DATE: 8/17/94

SAMPLE # DH03812

Analyte	R1	Sp	MS	MSD	PR1	PR2	RPD	MEAN PR
	ppb	ppb	ppb	ppb	%	%	%	%
1,1-Dichloroethene	0	50	44	41	88%	82%	7.1%	85%
Trichloroethene	0	50	46	44	92%	88%	4.4%	90%
Chlorobenzene	0	50	51	50	102%	100%	2.0%	101%
Benzene	0	50	47	46	94%	92%	2.2%	93%
Toluene	0	50	43	43	86%	86%	0.0%	86%

### Definition of Terms:

R1..... Result of Sample Analysis

Sp..... Spike Concentration Added to Sample

MS..... Matrix Spike Result

MSD..... Matrix Spike Duplicate Result

PR1..... Percent Recovery of MS;  $((MS-R1) / SP) \times 100$

PR2..... Percent Recovery of MSD;  $((MSD-R1) / SP) \times 100$

RPD..... Relative Percent Difference;  $((MS-MSD)/(MS+MSD)/2) \times 100$

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